



4 The Orchard | Bozeat | NN29 7NW



Matthew
Nicholas



Offers In The Region Of £650,000

A superbly presented detached family home in a small cul-de-sac location with private south facing garden and detached double garage. Offering features such as a gas fired radiator heating system, PVCu double glazed windows, refitted L shaped kitchen/family area, large conservatory opening to the garden and oak flooring, the property is extremely well presented and viewing is highly recommended. Having been upgraded by the current owners, the property comprises a large entrance hall, well-proportioned sitting, study, guest wc, and utility. The focal point of the ground floor is the stunning kitchen/family room leading to the large conservatory which opens to the terrace. The first floor offers four double bedrooms and a further single, ensuite to the master and guest bedrooms and white fitted family bathroom. Joint sole agents with Stephen Oakley - Olney

- Corner plot with south facing aspect
- Detached double garage
- PVCu double glazing
- Well presented with recently refitted kitchen
- Neutral decoration
- Gas fired radiator heating system

Part glazed PVCu door from the front into the

Porch

Further door to the

Entrance Hall

12'9" x 8'9" (3.90 x 2.69)

Radiator, feature staircase rising to a semi-galleried landing, storage cupboard, oak flooring, oak doors to all principal ground floor areas including part glazed double doors to the sitting room and feature bi-folding doors to the kitchen/family area.

Guest WC

Fitted with a two piece suite including a vanity wash hand basin and low level WC, tiled splash areas, towel warmer, tiled floor, window to the front.

Study

8'2" x 8'3" (2.51 x 2.53)

Window to front, radiator, oak flooring.

Sitting Room

11'9" x 23'5" (3.60 x 7.15)

Windows to front and rear, feature period style fireplace with wood burner and slate effect tiled hearth, TV point, oak flooring.

Family Room

10'1" x 11'4" (3.08 x 3.46)

Bi-fold doors to the conservatory, radiator, feature glazing to hallway. Opens through into the

Kitchen

16'10" x 9'1" (5.14 x 2.79)

Refitted with a range of pale coloured contemporary cabinetry with quartz worksurfaces above. Inset one and half bowl ceramic sink, combination range style cooker (available by negotiation) with chimney style extraction above, tiled splash area, integrated fridge freezer, integrated dishwasher, feature glazed eye level storage, corner breakfast bar, low level kickboard heater, spotlights, tiled floor, two windows into the conservatory.

Conservatory/Dining Room

39'6" x 8'10" (12.04 x 2.70)

Of a traditional design of PVCu double glazed construction on a

low stone base with glazing to three aspects, pitched glass roof and French doors to the terrace. Radiator, wall lights, underfloor heating to tiled floor.

Utility Room

11'11" x 5'0" (3.65 x 1.54)

Fitted with a range of units with granite worksurfaces above, inset one and half bowl ceramic sink, plumbing for washing machine, tiled splash areas, radiator. part glazed door to the side.

First Floor Landing

Large feature window to front at half height, radiator, airing cupboard, loft access hatch, doors to all principal first floor rooms.

Bedroom One

12'0" x 12'5" (3.66 x 3.79)

Window to rear, radiator, full width built in bedroom furniture.

Ensuite

8'2" x 4'3" (2.51 x 1.30)

Fitted with a three piece suite including a low level WC, vanity wash hand basin and glazed screen to the shower area. Tiling to walls and flooring, towel warmer, downlights, window to side, expelair.

Bedroom Two

10'0" x 10'2" (3.05 x 3.10)

Window to front, radiator, door leading to the

Ensuite

Fitted with a three piece suite including a low level WC, vanity wash hand basin and glazed screen to the shower area. Tiling to walls and flooring, towel warmer, downlights, expelair.

Bedroom Three

10'5" x 10'3" (3.20 x 3.14)

Window to rear, radiator.

Bedroom Four

9'1" x 12'6" (2.78 x 3.83)

Window to rear, radiator, built in wardrobe.

Bedroom Five

6'5" x 9'2" (1.97 x 2.81)

Window to rear, radiator.

Bathroom

11'9" x 5'6" (3.60 x 1.69)

Fitted with a three piece suite including a low level WC, wash hand basin and bath with glazed screen to the shower area. Tiling to walls and flooring, towel warmer, downlights, two windows to the front.

Outside

The property stands on a corner plot with large gravel driveway for several vehicles. the remaining front garden and verges to the side/rear of the garage are laid to either planted beds or lawn. inset trees and gated access to the rear garden.

Double Garage

Twin up and over doors, power and light, storage into the eaves.

Rear Garden

There is a large almost full width paved terrace immediately to the rear providing large outdoor entertaining space. the remainder is laid to lawn with mature hedge and stone wall boundaries, further planted beds and enjoying good degree of privacy. the garden is south facing in aspect. Timber summer house.

Material Information

Electricity Supply: Mains

Gas Supply: Mains

Water Supply: Mains (Metered or Rateable)

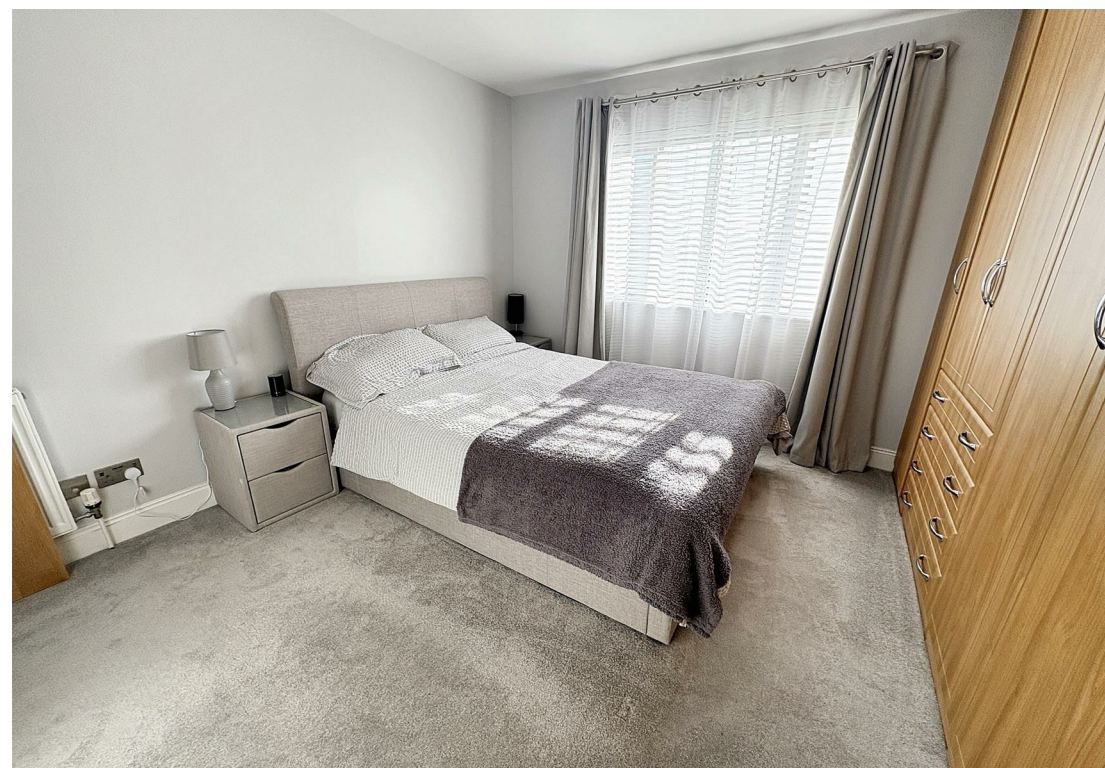
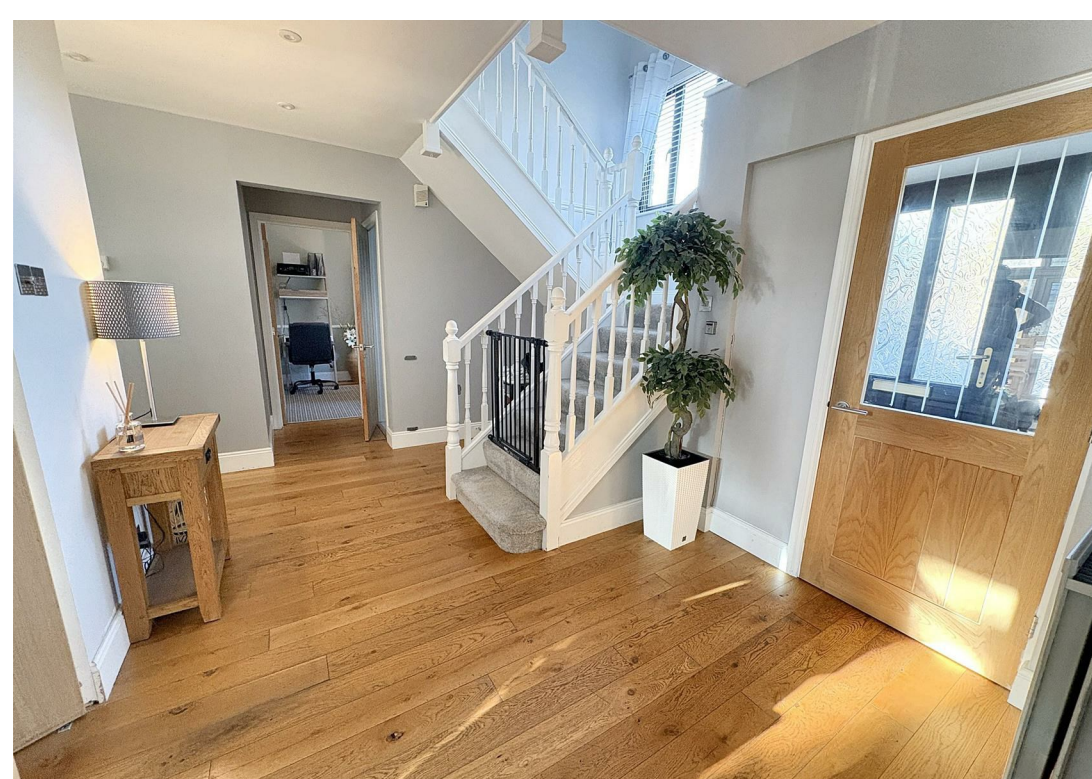
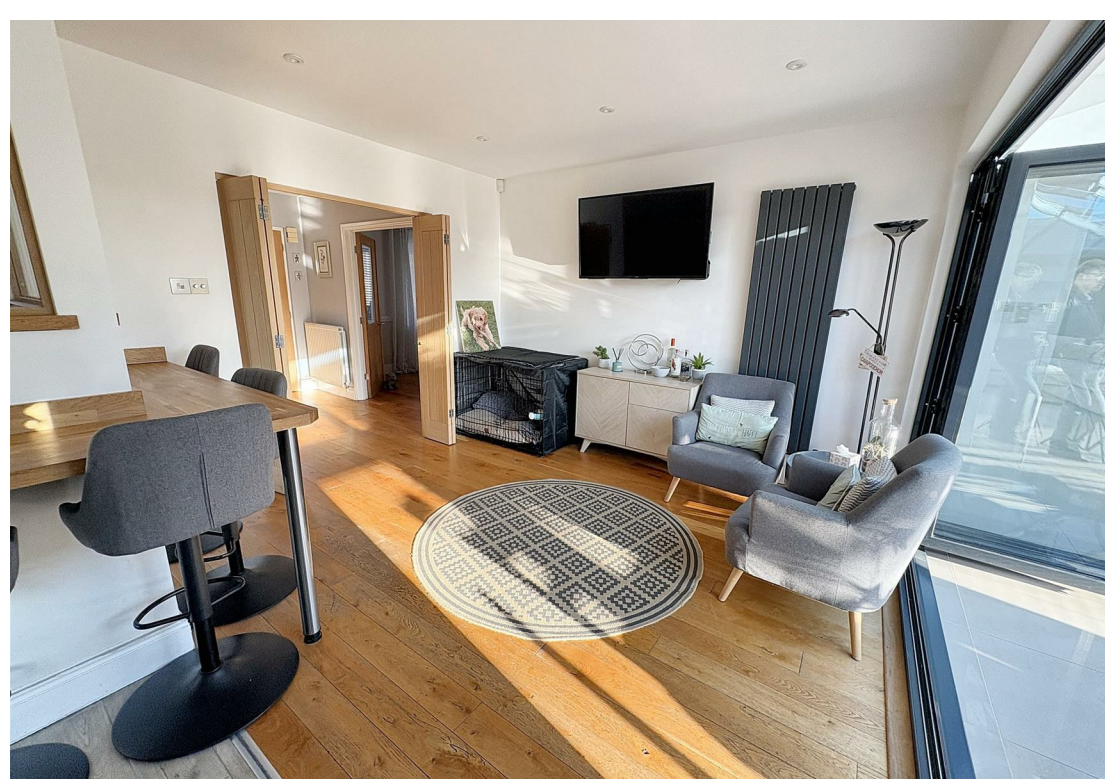
Sewerage: Mains

Heating: Gas radiators

Broadband: We would recommend that any potential buyers conduct their own investigations using Openreach and Ofcom checkers.

Mobile Signal/Coverage: We would recommend that any potential buyers conduct their own investigations using the Ofcom checker.





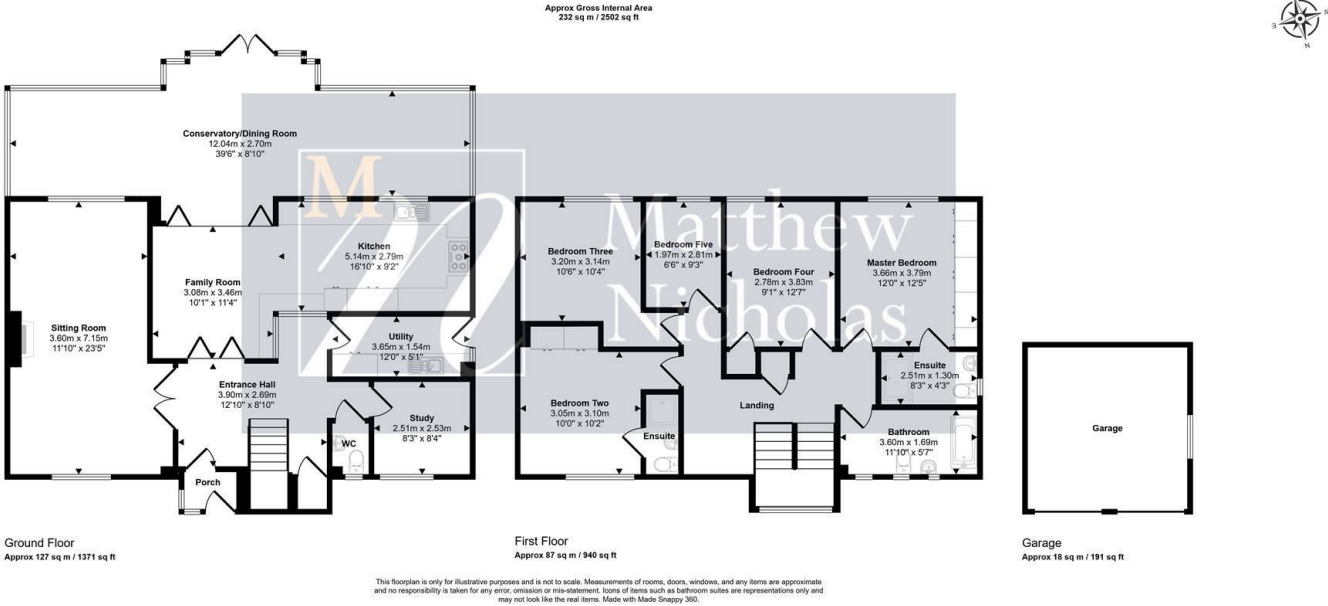
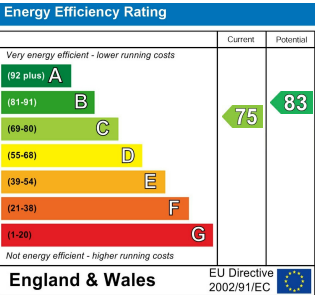
Further Information



Local Authority: North Northamptonshire Council

Tax Band: E

Floor Area: 2502.00 sq ft



Whilst every attempt has been made to ensure accuracy, Matthew Nicholas have provided descriptions, measurements, floorplans and photographs in good faith and accordance with the Consumer Protection from Unfair Trading Regulations 2008 (or the Business Protection from Misleading Marketing Regulations 2008 where applicable). A formal survey has not been carried out and they are intended as a guide only. As such, any information or pictures do not imply inclusion within a sale, any assurance as to their accuracy or any suggestion as to their working order. Any prospective purchaser is advised to ensure that any item of importance to them is checked with us prior to viewing and by their solicitor prior to exchange of contracts. Please contact Matthew Nicholas directly to obtain any information which may be available under the terms of The Energy Performance of Buildings (Certificates and Inspections) (England and Wales) Regulations 2007.

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