



6 Neale Close | Wollaston | NN29 7UT



Matthew
Nicholas



Offers In The Region Of £325,000

A well presented four bedroom detached house by Westbury Homes to their 'Shoreham' design and boasting a west facing corner plot and detached single garage. Offering gas radiator heating, PVCu double glazing, separate reception rooms and a fitted kitchen/breakfast, along with a utility room and guest wc. To the first floor are four bedrooms and a family bathroom and en-suite shower room to the master bedroom. Situated towards the edge of the village, the property is considered to offer excellent value for money and offers scope for further enhancement buy any would be buyer.

- Westbury built four bedroom detached
- PVCu double glazing
- Ensuite and family bathroom
- Gas fired radiator heating system
- Separate reception rooms
- West facing corner plot

Storm porch with part-panelled part-decorative glazed door leading from the front into the

Entrance Hall

Dog-leg staircase to first floor with storage beneath, radiator, coving, central heating thermostat. Panelled doors to all principal ground floor rooms.

Guest WC

Fitted with a two piece suite in white with tiled splash areas, obscured window to the front

Sitting Room

10'10" x 14'7" (3.31m x 4.46m)

French doors to rear garden, feature decorative fireplace with gas fire, radiator, TV point.

Dining Room

11'3" x 8'7" (3.45m x 2.64m)

Window to front, radiator, coving.

Kitchen/Breakfast

11'11" x 11'6" (3.64m x 3.53m)

Fitted with a range of wood fronted units with roll edged work surfaces above. Inset one and a half bowl single drainer stainless steel sink with mixer tap, stainless steel gas hob with double electric oven beneath and extractor hood above. Plumbing and space for dishwasher, space for fridge/freezer, tiled splash areas, peninsula breakfast bar. Radiator, tiled effect floor. Window and part glazed door to the garden, door to the utility.

Utility

Window to side, plumbing for washing machine.

First Floor Landing

Access to roof space, radiator, panelled doors to all bedrooms, bathroom and airing cupboard housing a gas fired central heating boiler.

Bedroom One

9'9" x 11'10" (2.98m x 3.63m)

Window to rear, radiator, built-in wardrobes.

Further door to en-suite shower room.

Ensuite

Fitted with a three piece suite including tiled shower cubicle with concertina style glazed door and shower unit. Tiled splash areas, shaver point, expelair, obscured window to side.

Bedroom Two

10'11" x 8'10" (3.33m x 2.71m)

Window to front, radiator, built-in wardrobes.

Bedroom Three

7'10" x 9'5" (2.39m x 2.89m)

Window to front, radiator, built-in wardrobe.

Bedroom Four

6'5" x 8'7" (1.96m x 2.63m)

Window to rear, radiator.

Bathroom

Fitted with a three piece suite including twin grip bath with additional Mira shower above. Tiled splash areas, radiator, strip light/shaver socket, Xpelair, obscured window to rear.

Outside

The property enjoys a corner plot and an open plan

predominantly slate chipped garden with inset planting. Pathway to the main entrance door. Block paved driveway providing off-road parking for up to two vehicles at the rear which leads to both the single garage and via a pedestrian gate to the rear garden.

Garage

Up and over door, power and light connected.

Rear Garden

Paved patio immediately to the rear of the house. Shaped lawn with planted borders, areas of gravel leading to the far end. Fence enclosed with gate to driveway area.

Material Information

Electricity Supply: Mains

Gas Supply: Mains

Water Supply: Mains (Metered or Rateable)

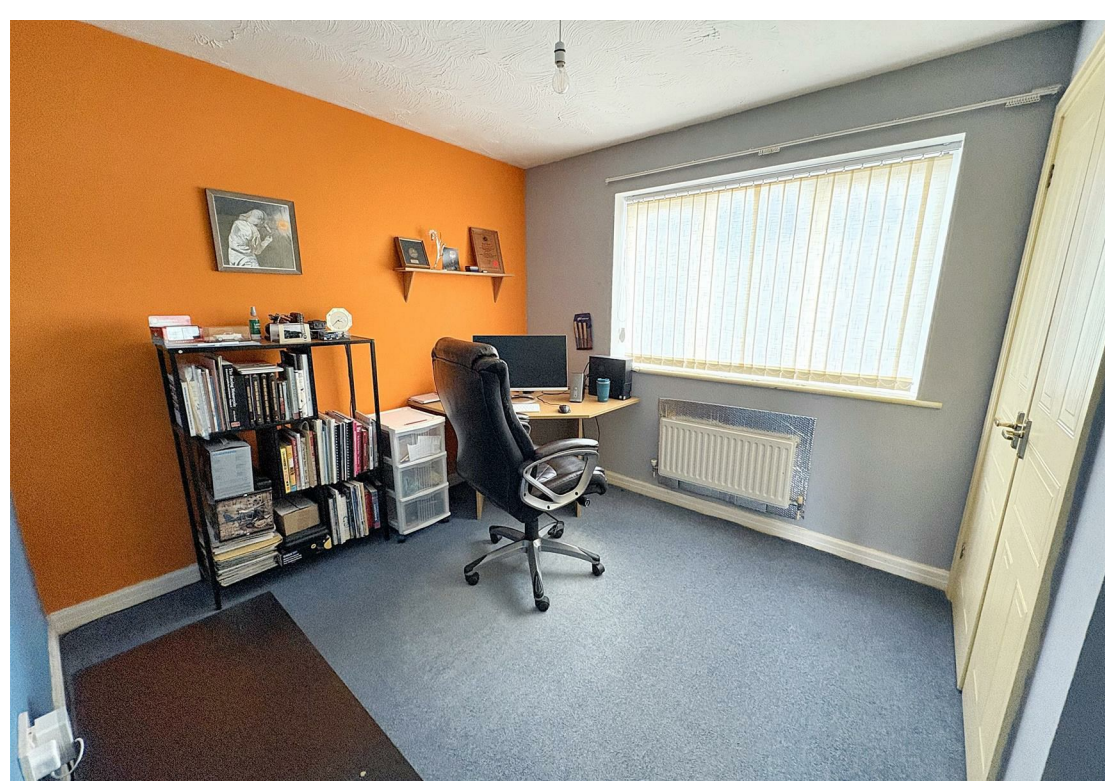
Sewerage: Mains

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.





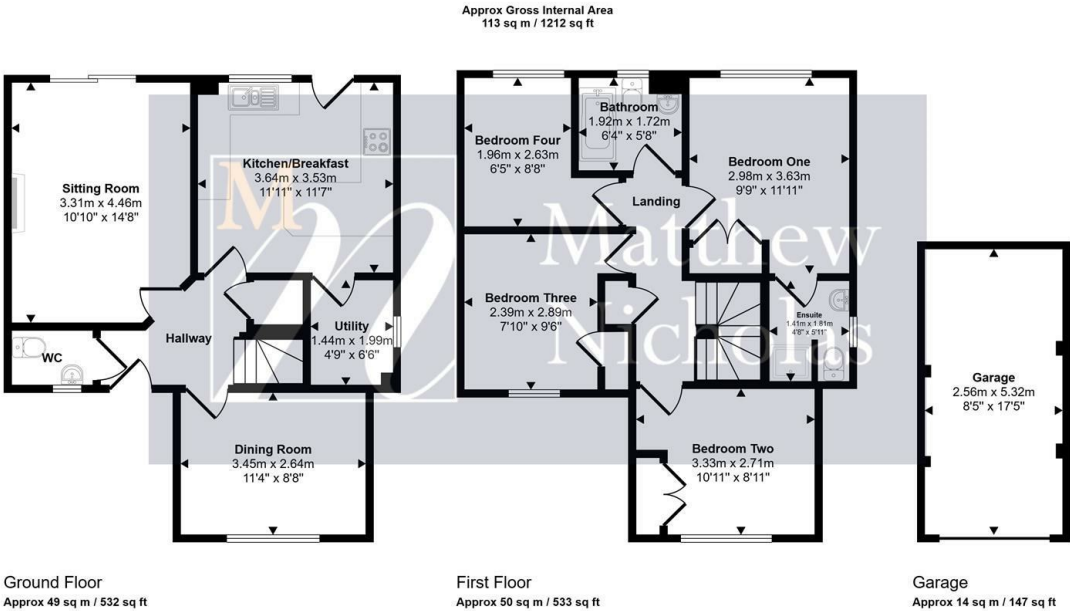
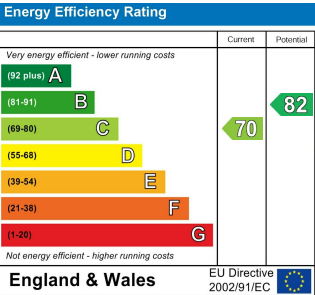
Further Information



Local Authority: North Northamptonshire Council;

Tax Band: D

Floor Area: 1212.00 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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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