



32 Francis Dickens Close | Wollaston | NN29 7RH



Matthew
Nicholas



Offers In The Region Of £365,000

A rarely available and superbly positioned extended four bedroom semi-detached house with integral double garage, ample driveway and garden backing onto farmland. Situated at the top of a cul-de-sac, the house offers a gas fired radiator heating system, PVCu double glazing. The property briefly comprises an entrance porch, sitting room, dining room, kitchen, lobby, utility room and guest WC. The first floor landing leads to four bedrooms, one ensuite, and a bathroom. A generous study area off the landing could (stc) be partitioned to form a fifth bedroom. Driveway, garage and gardens. A viewing is strongly recommended. No onward chain.

- Large extended family home backing onto farmland
- Generous plot with double garage and parking
- PVCu double glazing
- Scope for further alteration
- Gas fired radiator heating system
- No onward chain

Composite door to the front leading into the

Porch

Window to side, tiled floor, further door to the

Sitting Room

16'3" x 14'1" (4.97 x 4.30)

Window to the front, radiator, feature ornamental fireplace, two radiators, LVT flooring. Staircase to the first floor and door to the

Dining Room

11'10" x 9'7" (3.62 x 2.93)

Sliding doors to the rear, two radiators, tiled floor. Door to the lobby and opening through to the

Kitchen

10'4" x 9'10" (3.17 x 3.00)

Fitted with a range of white coloured base and eye-level units with polished granite effect worktops above. Inset stainless steel sink with mixer tap, ceramic hob with electric fan oven below and chimney style extractor hood above, tiled splash areas, integrated dishwasher and fridge/freezer, radiator, tiled floor, downlights, window to rear and door to the

Utility Room

Plumbing for washing machine, tiled floor and wall areas, window to rear, part glazed door to the side and further door to the garage.

Lobby

Wall mounted central heating boiler, tiled floor, door to the

Guest WC

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

First Floor Landing

Loft access, doors to bedrooms three, four and bathroom. Door to the study area.

Bedroom Three

9'10" x 9'8" (3.02 x 2.95)

Window to rear, radiator.

Bedroom Four

7'5" x 7'8" (2.27 x 2.36)

Window to front, radiator.

Bathroom

5'11" x 6'7" (1.81 x 2.01)

Fitted with a three piece suite including a low level WC, wash hand basin and 'Jacuzzi' bath with shower above and glazed screen to the side, tiled splash areas, towel warmer, window to the rear.

Study Area/Potential Bedroom Five

7'5" x 10'7" (2.28 x 3.25)

Forming part of the secondary landing with window to front, radiator. Doors to bedrooms one and two.

Note: It is considered that (STC) a stud wall could be erected to divide this area and create a corridor to the remaining bedrooms and render this a fifth bedroom.

Bedroom One

13'11" x 12'11" (4.26 x 3.94)

Window to rear, radiator, door to the

Ensuite

Fitted with a three piece suite including a low level WC, wash hand basin and shower area with glazed screen/door, tiled splash areas, towel warmer, window to the rear.

Bedroom Two

13'11" x 10'7" (4.26 x 3.23)

Window to front, radiator.

Outside

Open plan frontage with lawned area, large driveway with parking for serval cars. Access to the front door, garage and gate to the rear garden.

Garage

13'10" x 6'1" plus 13'10", x 10'7" (4.23 x 1.87 plus 4.24m, x 3.24m)

Electric roller shutter door, power adn light. Currently divided (by stud walling only) into two storage areas.

Rear Garden

Immediately to the rear of the house is a large decked seating area, paving to the side and slate chipped areas. Timber summer house with covered exterior bar area, power and light connected. The whole in enclosed by fencing and backs directly onto open farmland.

Material Information

Electricity Supply: Mains

Gas Supply: Mains

Water Supply: Mains (Metered or Rateable)

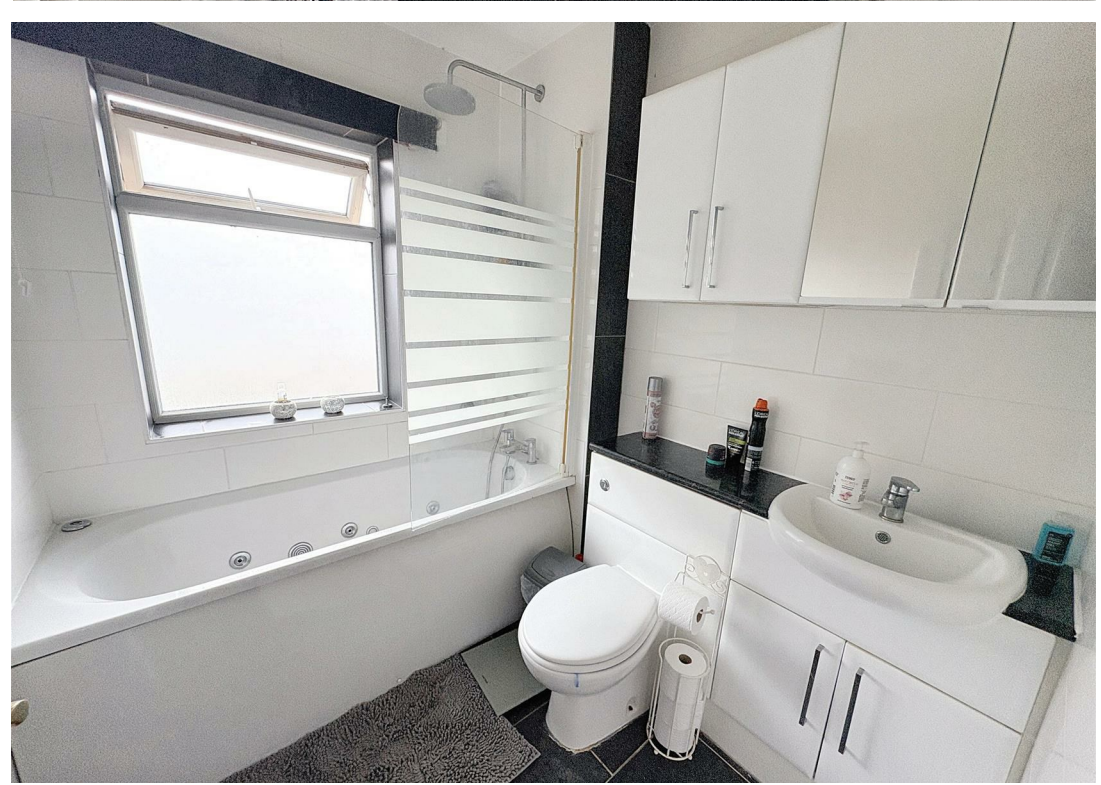
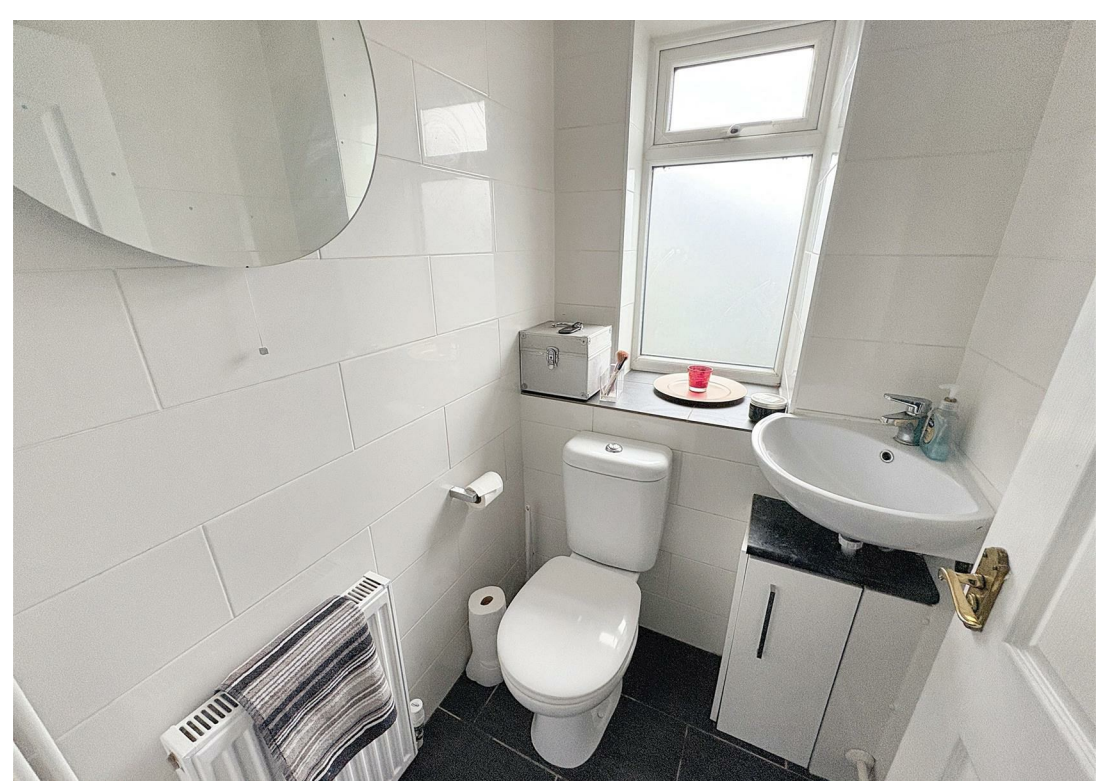
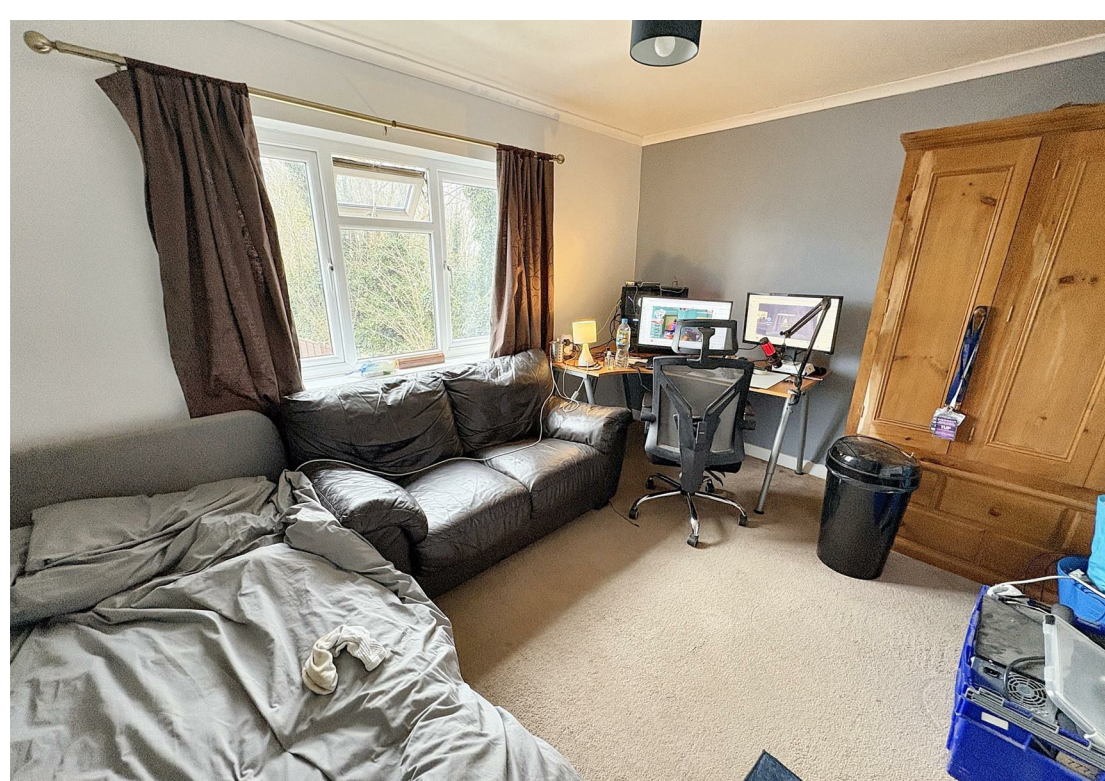
Sewerage: Mains

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.

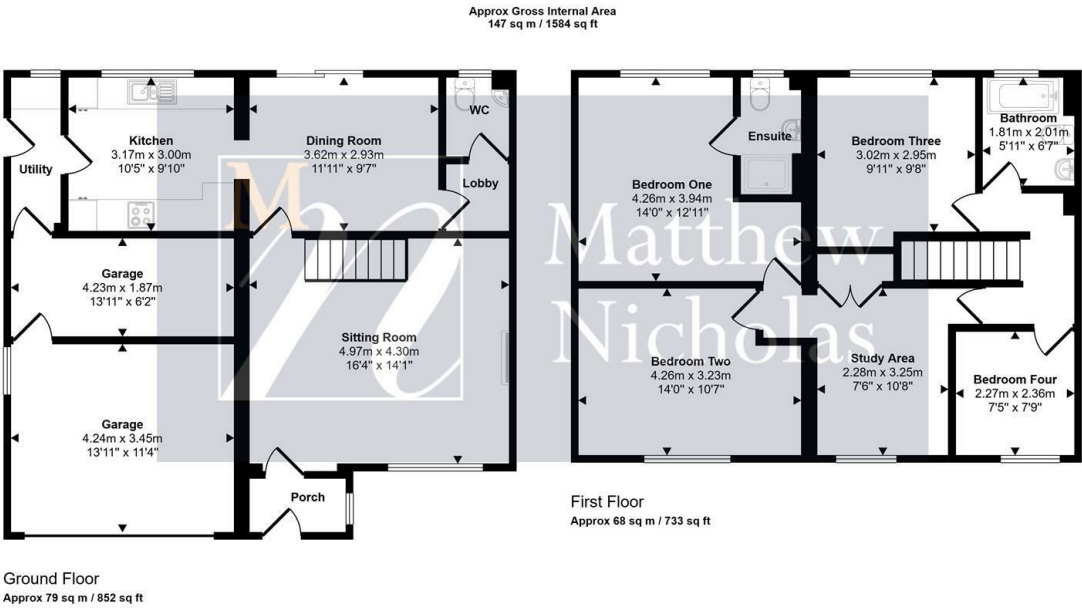
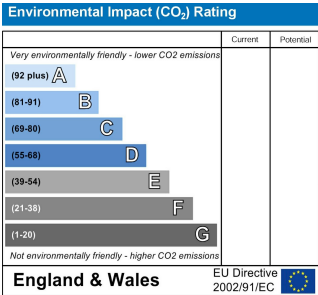
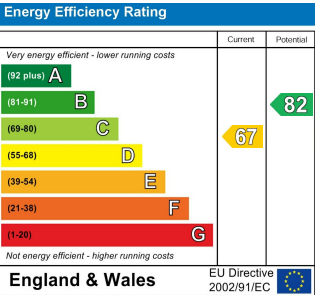




Further Information



Local Authority:
Tax Band: C
Floor Area: 1584.00 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.

27-29 Newton Road, Wollaston
Northamptonshire
NN29 7QN
T 01933 663311
E enquiries@matthewnicholas.co.uk
W www.matthewnicholas.co.uk

