



5 Orchard Close | Wollaston | NN29 7PN



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£330,000

A rarely available established three bedroom detached family home with single garage, gardens and enjoying an elevated position with an open aspect to the front. Boasting a gas fire radiator heating system, PVCu double glazing and a refitted bathroom, the property still requires refurbishing. There are opportunities (subject to consents) for extension and alteration to the layout. Comprising an entrance hall, sitting room with open fireplace, dining room, kitchen and utility. The first floor landing leads to the three well proportioned bedrooms and bathroom. Garage, driveway and gardens. No chain.

- Established detached house requiring upgrading
- PVCu double glazing
- Huge scope for extension(stc) and improvement
- Gas fired radiator heating system
- Refitted bathroom
- No onward chain

Glazed entrance door leading from the porch into the

Hallway

Radiator, staircase to the first floor, doors to the sitting room and kitchen.

Sitting Room

12'3" x 14'7" (3.74 x 4.47)

Large window to front, two radiators, feature fireplace, coving. Opens through to the

Dining Room

9'2" x 9'6" (2.81 x 2.92)

Patio doors to the rear, radiator, coving. Door to the

Kitchen

9'1" x 9'10" (2.78 x 3.02)

Fitted with a range of units with work surfaces above. Inset single drainer stainless steel sink, gas hob with extractor above and double oven to the side, tiled splash areas, radiator. Window to the rear and door to the hallway and

Utility Room

8'3" x 10'2" (2.52 x 3.11)

Window and door to the rear, some built in storage, plumbing for washing machine and dishwasher, door to the garage.

First Floor Landing

Window to side, radiator, loft access hatch, doors to all rooms.

Bedroom One

9'6" x 11'1" (2.92 x 3.38)

Window to front, radiator, cupboards.

Bedroom Two

11'3" x 9'10" (3.43 x 3.00)

Window to rear, radiator, cupboard.

Bedroom Three

8'10" x 7'9" (2.71 x 2.37)

Window to front, radiator, cupboard.

Bathroom

7'3" x 5'4" (2.22 x 1.65)

Fitted with a contemporary three piece suite including a low level WC, vanity wash hand basin and shower enclosure and glazed screen/door, decorative tiling, tiled flooring, towel warmer, window to the rear.

Outside

Lawned and retained by low level walling, single width drive for two cars leading to the main door and garage. Gated access to the rear garden.

Garage

8'2" x 15'7" (2.51 x 4.75)

Power and light. Door to the utility room.

Rear Garden

Laid to a combination of lawn and planted beds. Patio area directly to the rear of the house with timber shed. Enclosed by fencing and planting.

Material Information

Electricity Supply: Mains

Gas Supply: Mains

Water Supply: Mains (Metered or Rateable)

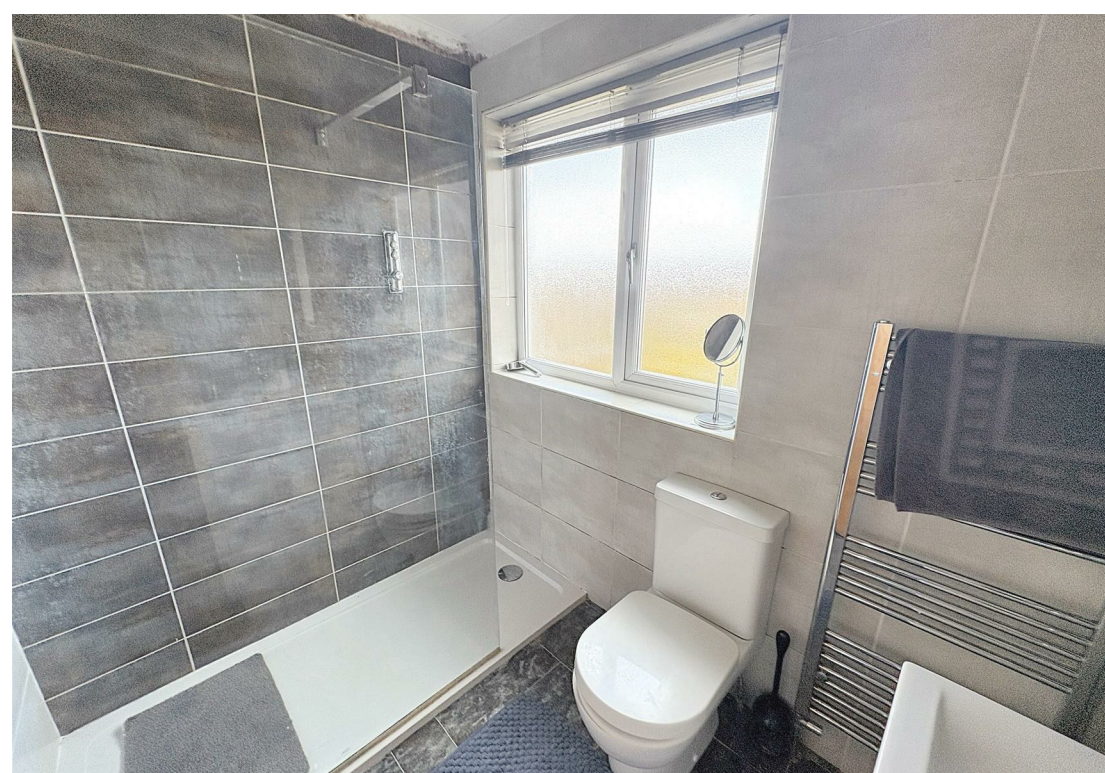
Sewerage: Mains

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.





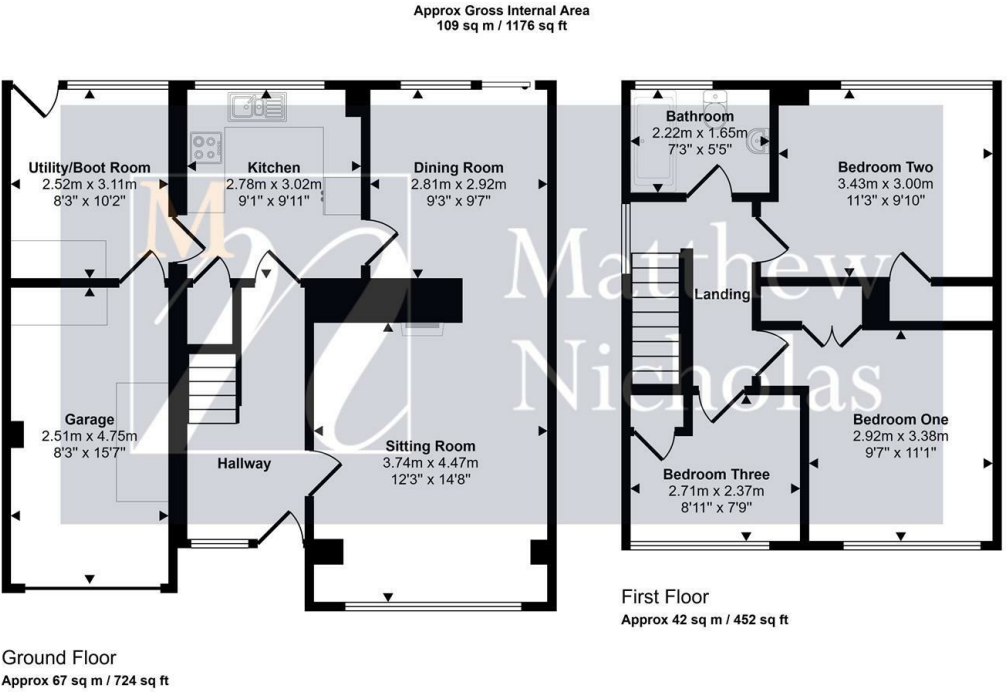
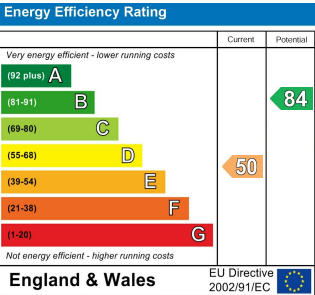
Further Information



Local Authority: North Northamptonshire Council

Tax Band: D

Floor Area: 1176.00 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.

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