



84 The Pyghtles | Wollaston | NN29 7QD



Matthew
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Offers In The Region Of £399,995

A Westbury Homes built 'Bromley' four bedroom detached completed c.20 years ago and offering over 1600sq' of space. Offering a gas fired radiator heating system, PVCu double glazing and a refitted kitchen/dining area. The well proportioned accommodation comprising a sitting room with feature fireplace, large well fitted kitchen/dining/family room, utility and guest w.c. To the first floor is large square landing, a master bedroom with ensuite shower room and three further double bedrooms and a bathroom. The gardens are east facing and enclosed. A single garage and driveway are also provided. Viewing is recommended.

- Four bedroom detached house
- Great location close to village centre
- Recently installed PV panels
- Large kitchen/dining/family area
- Off road parking and integral garage
- East facing rear garden

Composite part glazed door leading from the porch into the

Entrance Hall

Radiator, laminate flooring, staircase to the first floor. Doors to the garage, kitchen/diner and the

Sitting Room

11'8" x 16'2" (3.57 x 4.93)

Bay window to front, two radiators, 'Minster' style stone fireplace, wall lights, downlights, coving.

Kitchen/Diner

19'9" x 14'2" (6.02 x 4.32)

Refitted with a range of base an eye level units with solid wood worksurfaces above. Inset ceramic sink with mixer tap, stainless steel gas hob with electric single oven below and chimney style extractor over, integrated dishwasher, space for fridge/freezer, tiled splash areas. Vertical radiator, downlights, laminate wood flooring, coving. Door to the utility room and twin openings to the

Garden Room

16'9" x 6'0" (5.12 x 1.84)

Glazing to three sides, French style doors to the garden, radiator, breakfast bar facing back to the kitchen area, semi-vaulted roof with downlights.

Utility Room

4'6" x 9'4" (1.38 x 2.85)

Fitted with a range of units to compliment those of kitchen with worksurfaces over. Inset sink, plumbing for washing machine, space for drier, tiled splash areas, radiator, laminate floor. Door to the garden and also the

Guest WC

Fitted with a two piece suite including a wash hand basin and low level WC. Tiled splash areas, radiator, window to side.

First Floor Landing

Window to side at half height, radiator, linen store, loft access hatch, coving. Doors to all principal first floor rooms.

Bedroom One

11'5" x 14'9" (3.49 x 4.50)

Window to front, two radiators, twin built in wardrobes, coving. Door to the

Ensuite

6'10" x 5'2" (2.10 x 1.60)

Fitted with a three piece suite including a wash hand basin, low level WC and tiled shower cubicle with glazed doors. Tiled splash areas, radiator, window to side.

Bedroom Two

8'6" x 12'11" (2.61 x 3.94)

Window to the rear, radiator, built in wardrobes, coving.

Bedroom Three

10'9" x 10'9" (3.29 x 3.29)

Window to the front, radiator, built in wardrobes, coving.

Bedroom Four

8'0" x 9'2" (2.45 x 2.81)

Window to the rear, radiator, coving.

Bathroom

6'10" x 9'6" (2.09 x 2.92)

Fitted with a three piece suite including a wash hand basin, low level WC and bath with panel to side and shower above. Tiled splash areas, radiator, cupboard housing central heating boiler, window to rear.

Outside

Standing behind a semi open plan frontage laid to lawn with mature shrubbery, double width tarmac driveway to the main door, garage and gated rear garden access.

Garage

8'4" x 14'7" (2.55 x 4.47)

Up and over door, power and light, door to the main house.

Rear Garden

Patio area immediately abutting the rear of the house. The remainder being laid to lawn, planted beds and further paved seating area with timber pergola. Enclosed by fencing and high brick walling.

Material Information

Electricity Supply: Mains

Gas Supply: Mains

Water Supply: Mains (Metered or Rateable)

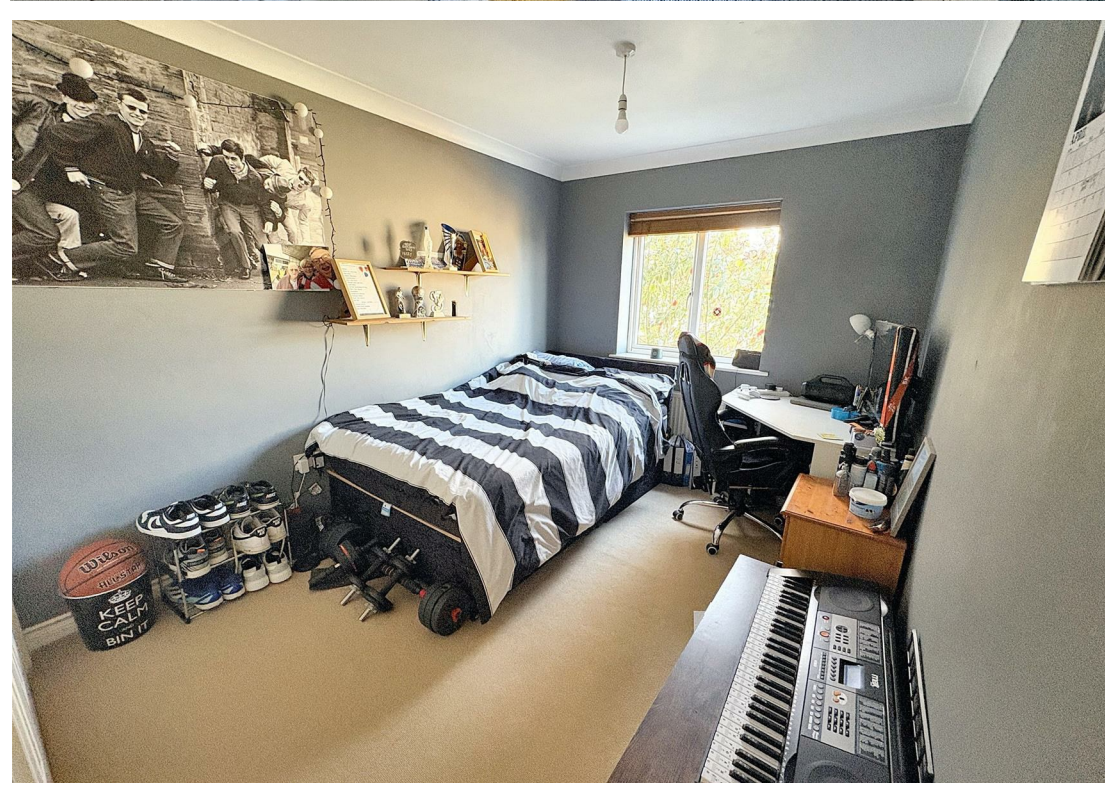
Sewerage: Mains

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



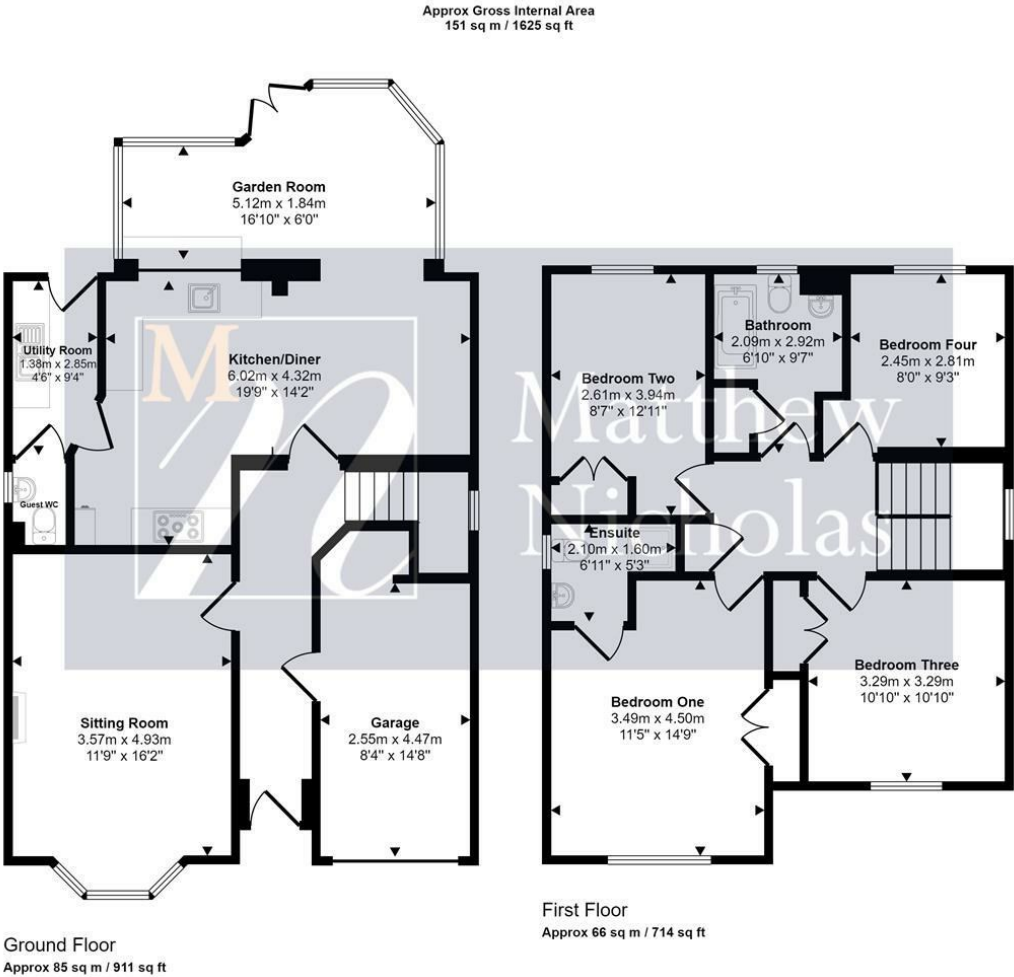
Local Authority: North Northamptonshire Council

Tax Band: D

Floor Area: 1625.00 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	92	92
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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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