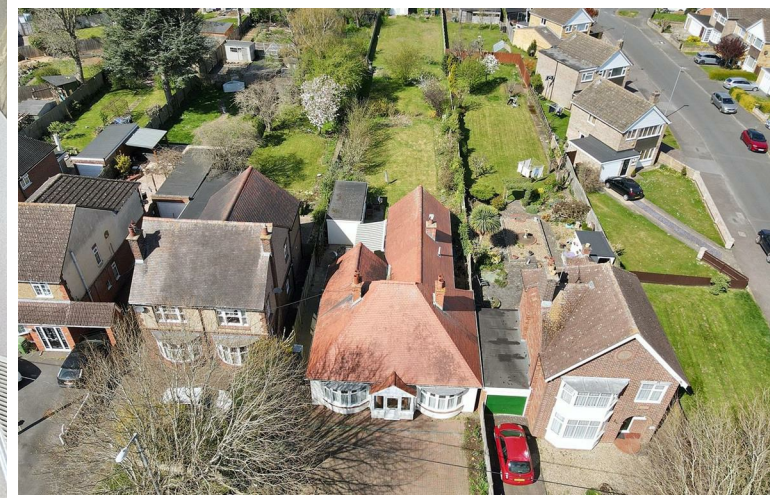




114 Wollaston Road | Irchester | NN29 7DF



Matthew
Nicholas



Offers In The Region Of £399,995

A hugely versatile and spacious detached bungalow on a plot of 1/4 acre. Extended and renovated approximately 18 years ago, the property now offers a gas fired radiator heating system, PVCu double glazing and a larger sitting room with vaulted ceiling and glazing overlooking the garden. Briefly comprising a central hallway that leads to the sitting room, kitchen/dining room, guest WC, three bedrooms and a family bathroom. The large garden enjoys a patio area, large garden store and further workshop to the far end. A superb family home that affords the possibility of further extension/alteration (subject to consents) should any buyer wish to do so.

- Extended and versatile detached bungalow
- Gas fired radiator heating system
- Sitting room with vaulted ceiling and woodburner
- 0.25 acre plot
- PVCu double glazing
- Driveway for three cars

PVC part glazed door and panels leading from the front in to the

Porch

Further original part stained glass door and panels leading into the

Hallway

Three radiators, picture rail, loft access hatch, doors to all rooms.

Guest WC

Fitted with a two piece suite comprising a low level WC and wall mounted wash hand basin. Tiled splash areas, radiator, tiled floor, obscured window to the side.

Sitting Room

12'5" x 16'6" (3.80m x 5.03m)

Large full height glazing overlooking garden incorporating French doors, further French doors to the side, two radiators, feature wood-burner with wood mantel shelf over, oak flooring, feature vaulted ceiling.

Kitchen/Dining Room

10'9" x 18'0" (3.28m x 5.49m)

Fitted with a range of based and eye units with worksurfaces above. Inset one and a half bowl stainless steel sink, ceramic hob with extractor above twin electric ovens beneath, plumbing and space for washing machine and dishwasher. Tiled splash areas, radiator, feature fire surround and recess, window to rear adn further window adn glazed door to the side.

Bedroom One

10'10" x 13'5" (3.31m x 4.09m)

Bay window to the front, radiator, feature fireplace, picture rail.

Bedroom Two

10'8" x 12'11" (3.27m x 3.94m)

Bay window to the front, radiator, picture rail.

Bedroom Three

10'10" x 10'10" (3.32m x 3.31m)

Window to the rear, radiator.

Bathroom

Fitted with a four piece suite including a low level WC, wash hand basin, bath and corner shower cubicle. tiled walls and floor, towel warmer, window to the side.

Outside

Block paved frontage providing parking for three cars, partially fence enclosed. Gated access to the side and rear garden.

Store

17'11" x 7'5" (5.48m x 2.27m)

Personal door to the garden, window, power and light connected,.

Rear Garden

Large paved patio to the side adn rear of the house providing access to the store, kitchen door and French doors from the sitting room. The main garden is laid to lawn with inset and border planting. To the far end is a further store/workshop. Fence enclosed.

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



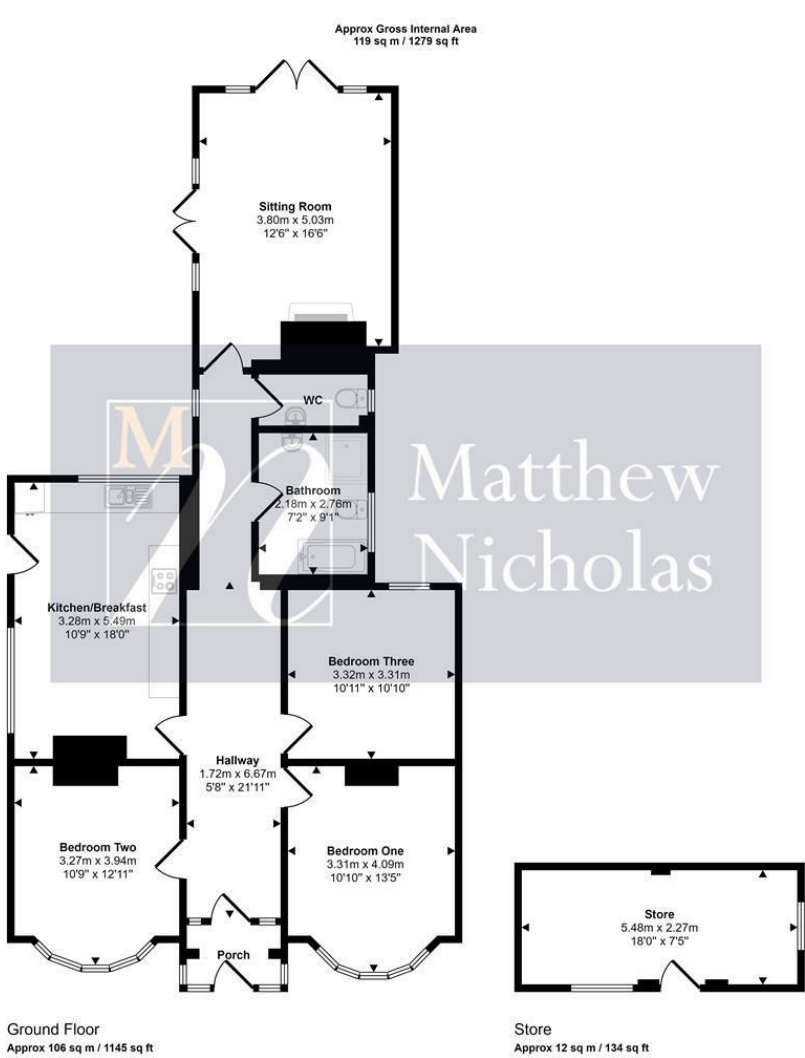
Local Authority: North Northamptonshire Council

Tax Band: C

Floor Area: 1279.00 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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		



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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