



42 Hope Street | Bozeat | NN29 7LU



Matthew
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Offers In The Region Of £545,000

Recently constructed and forming part of a small development of five properties on a no through private road, is this delightful four bedroom detached house on a landscaped and a triple aspect south facing plot. Decorated and finished to a high standard throughout and spanning an impressive 1,636 square feet, the property boasts a stunning kitchen/family room, large reception room, four well-proportioned bedrooms and superbly fitted contemporary bathrooms. In brief the property comprises a large hallway, dual aspect sitting room, kitchen/family, utility room and guest WC. The upstairs offers four bedrooms, the master with ensuite, and a family bathroom. Outside are private gardens, a driveway and garage. Viewing is highly recommended.

- Recently constructed four bedroom detached house
- Contemporary fitted ensuite and family bathroom
- Landscaped triple aspect plot
- Under floor heating throughout ground floor
- Large well appointed kitchen/dining room
- Decorated to a high standard throughout

Composite door with glazing leading into

Entrance Hall

Stairs to first floor, under stairs storage cupboard, panelling, cornice, under floor heating and doors to sitting room, kitchen and

Guest WC

Two piece suite comprising a low level WC and hand wash basin set in vanity unit, wall panelling, obscured window to front.

Sitting Room

11'0" x 23'2" (3.37 x 7.08)

Window to front and french style doors to the garden, under floor heating, wall panelling, built in floor mounted unit, oak flooring, cornice.

Kitchen/Diner

11'10" x 23'0" (3.62 x 7.02)

Fitted with a range of base and eye level painted shaker style cabinetry with a quartz worksurface above and matching upstands. Under-mount one and half bowl stainless steel sink with mixer tap above, integrated dishwasher and fridge freezer and bin draw, induction hob with extractor above, mid-level oven, island with built in storage and feature oak topped breakfast area, further space for dining table, panelling to dado height, coving, under floor heating to tiled floor, windows to front and side, french style doors to side garden and door into

Utility Room

8'0" x 6'8" (2.46 x 2.05)

Base and eye level cabinetry to match kitchen, space and plumbing for washing machine and tumble dryer, inset single bowl stainless steel sink and drainer, cupboard housing gas fired boiler, coving, door to rear garden.

First Floor Landing

Access hatch to boarded and lit roof space, radiator, storage cupboard, doors to all principal first floor rooms.

Bedroom One

12'1" x 13'5" (3.69 x 4.09)

Window to rear, radiator, full height built in wardrobes, cornice, door to

Ensuite

8'0" x 6'11" (2.44 x 2.12)

Fitted with a contemporary suite including a low level WC, hand wash basin set in vanity unit, over sized shower area with glazed screen and thermostatic shower with rainfall head, expelair, towel warming radiator, downlights, obscured glazed window to rear.

Bedroom Two

11'2" x 11'8" (3.41 x 3.56)

Window to side, radiator, wall panelling, cornice.

Bedroom Three

12'3" x 9'0" (3.75 x 2.75)

Window to front, radiator, cornice.

Bedroom Four

11'0" x 6'10" (3.37 x 2.10)

Window to front, radiator, large storage cupboard, cornice.

Bathroom

7'10" x 6'11" (2.40 x 2.11)

Fitted with a three piece contemporary suite comprising a low level WC with concealed cistern, hand wash basin and bath. Rainfall shower head over bath, glazed shower screen, towel warming radiator, tiled splash areas, downlights, expelair, coving, obscured glazed window to front.

Outside

Accessed from a small private road serving four other properties, the property sits behind a frontage of Cotswold gravel (used as a parking space) to one side and planting to the other which is divided by a slabbed pathway leading to the front door. Driveway to side providing off road parking and access to garage.

Rear Garden

The garden forms three 'rooms', one to either side of the house and the main area to the rear. Immediately abutting the property is a paved terrace area which runs across the full width of the house. It leads to a east facing area of patio with raised beds filled with small shrubs and new trees. The southerly aspect of the garden has a further seating area with a raised bed of stone walling, planted with small shrubs. The remainder of garden to the west is predominantly laid to lawn with another seating area laid to shingle behind the garage. Outside socket and tap, pedestrian access to garden and gate leading to the front.

Garage

8'8" x 17'6" (2.66 x 5.35)

Powered up and over sectional door, power and light connected.

Material Information

Electricity Supply: Mains

Gas Supply: Mains

Water Supply: Mains (Metered or Rateable)

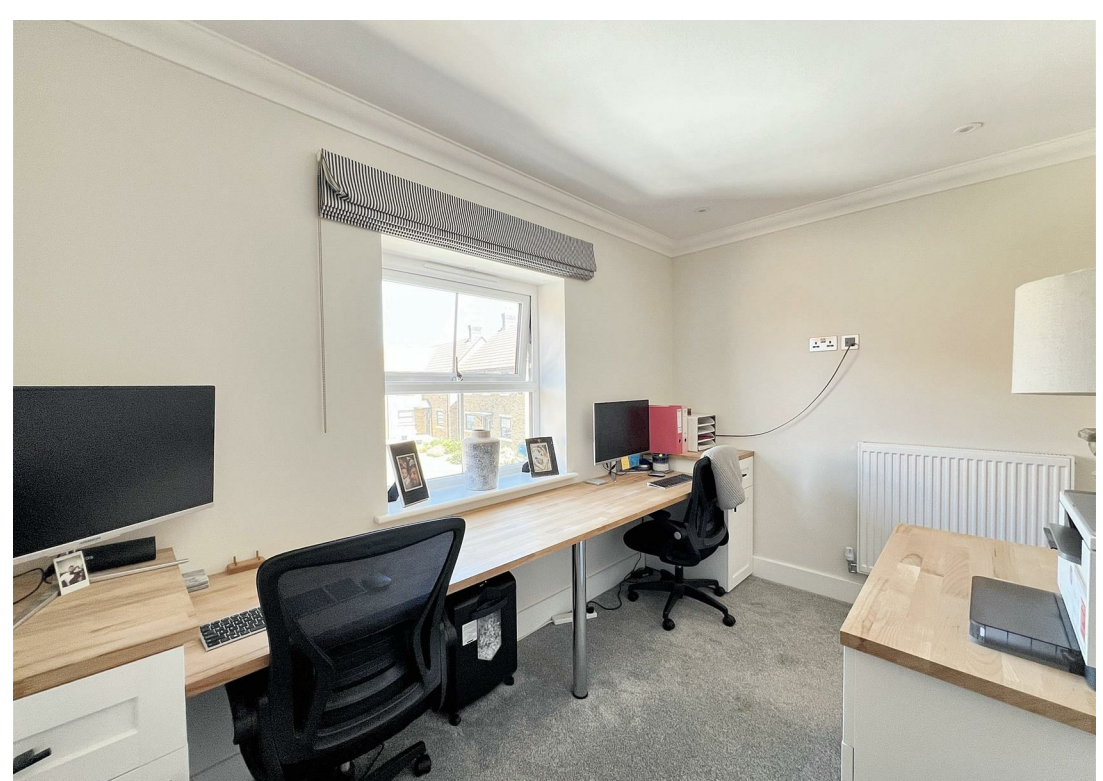
Sewerage: Mains

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.





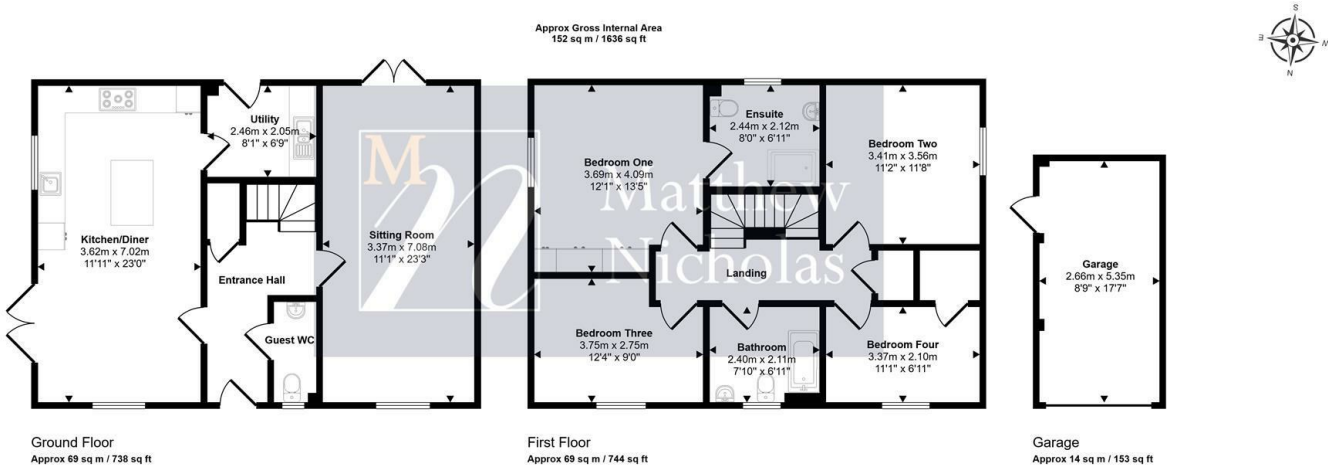
Further Information



Local Authority: North Northamptonshire Council

Tax Band: E

Floor Area: 1636.00 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
85		
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.