



Rockholme, 38 Howard Road | Wollaston | NN29 7QZ



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Offers In The Region Of £385,000

A rarely available four bedroom turn of the century semi-detached with driveway having been carefully upgraded retaining a large number of period features to include mosaic tiled hallway floor, slate/marble and cast iron fireplaces to both main reception rooms, original panelled internal doors and replacement double glazed sash windows. The accommodation offers a gas fired radiator heating system, is laid over three floors and offers a hallway, three reception rooms, a superb contemporary kitchen, landing, three first floor bedrooms, period style bathroom and laundry area along with master bedroom and ensuite shower room to the second floor. Viewing is recommended.

- Period family house with driveway
- Lots of original features
- Ensuite to master bedroom
- Versatile living space over two floors
- Contemporary kitchen and bathroom fittings
- Three reception rooms

Storm porch with tiled floor and period style composite door and fanlights from the front into the

Entrance Hall

Radiator, staircase with panelling, understairs store and turned bannister/spindles rising to the first floor, plaster moulding to ceiling, original decorative tiled floor, panelled doors to most ground floor rooms.

Sitting Room

12'1" x 13'6" (3.69 x 4.12)

Sash window to front and further window to side. Radiator, feature original slate fire surround/mantel shelf with cast iron/tiled inset and hearth, TV point, low level storage cupboard, exposed timber flooring, picture rail.

Dining Room

11'3" x 12'1" (3.44 x 3.69)

French style double doors to the rear and further window to side. Radiator, feature original slate fire surround/mantel shelf with cast iron/tiled inset and hearth, TV point, part glazed crockery/storage cupboard, exposed timber flooring, picture rail.

Kitchen/Breakfast Room

8'8" x 14'4" (2.66 x 4.38)

Fitted with a range of contemporary shaker style base level units with solid wood worksurfaces above. Inset Belfast style sink with period style bib taps above, space for slide in electric cooker, space and plumbing for integrated style washing machine, integrated dishwasher, feature industrial style electrical fittings, painted brick feature wall, breakfast bar area, exposed timber flooring. Window to side and further door to the

Family Room

8'10" x 16'5" (2.71 x 5.01)

French doors and further window to side. Radiator, TV point, feature semi-vaulted ceiling.

First Floor Landing

Feature turned bannister/spindles continuing to the second floor landing. Panelled doors to all first floor rooms.

Bedroom Two

10'11" x 12'2" (3.34 x 3.72)

Window to the rear and further window to the side. Radiator, feature cast iron fireplace, exposed wood flooring.

Bedroom Three

9'9" x 12'0" (2.99 x 3.68)

Sash window to the front and further window to the side. Radiator, feature cast iron fireplace, panelling.

Bedroom Four

6'9" x 8'10" (2.06 x 2.70)

Sash window to the front. Radiator, feature painted timber panelling to one wall, exposed timber floor.

Bathroom

8'9" x 7'10" (2.67 x 2.39)

Fitted with a contemporary four piece suite comprising a low level WC, pedestal wash hand basin, feature roll top bath with period shower/mixer tap and a larger than average shower cubicle with fixed overhead period style shower. Metro style tiling and tongue and groove painted panelling to wall, exposed timber flooring. Window to rear.

Ironing Room/Linen Store

4'5" x 5'8" (1.37 x 1.73)

Window to side. Wall mounted gas fired boiler.

Second Floor Landing

Panelled door to the Master Bedroom

Bedroom One

17'4" x 14'1" (5.30 x 4.31)

Two Velux style windows to rear. Radiator, feature sloping eaves to ceiling. Panelled door to the

Ensuite Shower Room

5'6" x 5'8" (1.69 x 1.74)

Fitted with a three piece suite comprising a low level WC, wash hand basin and tiled shower cubicle. Tiled splash areas, downlights, Velux style window to the rear.

Outside

The property stands behind a walled courtyard style front garden with wrought iron gate and path to the main door. A single width driveway runs to the side of the house providing parking for two vehicles. Gated access to the rear (pedestrian and vehicle)

Rear Garden

Laid to lawn with seating area and pathway. Brick built former WC/store, large timber shed. Enclosed by walling and fencing and not considered overlooked. East/south facing aspect.

Material Information

Electricity Supply: Mains

Gas Supply: Mains

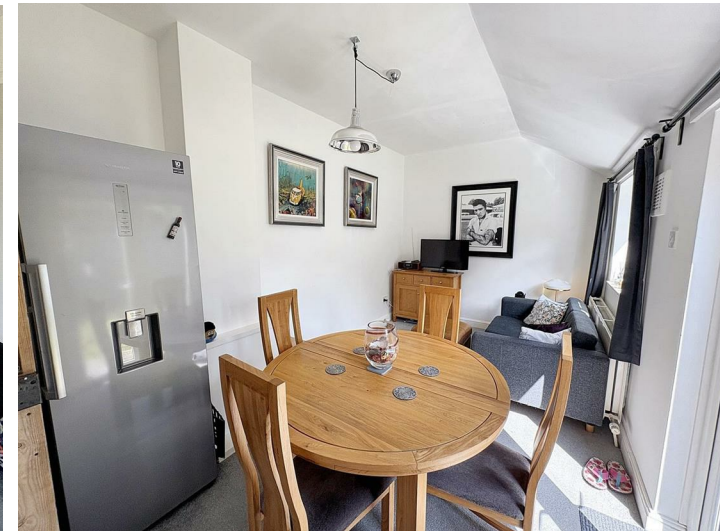
Water Supply: Mains (Metered or Rateable)

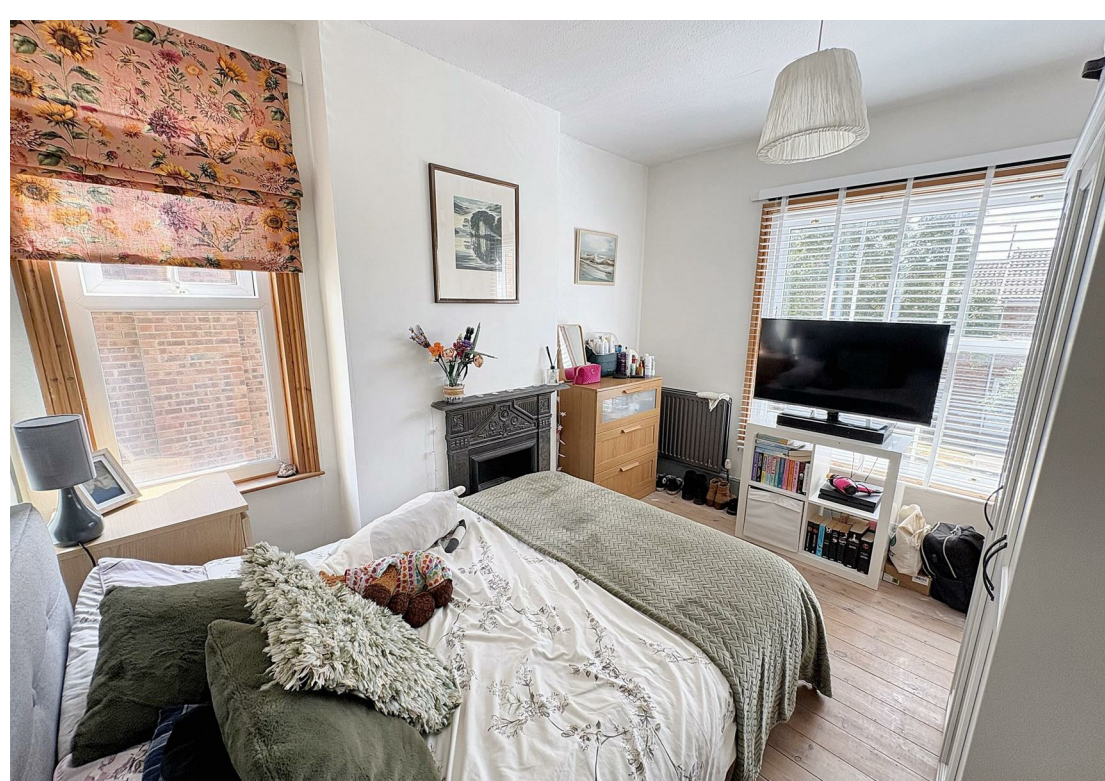
Sewerage: Mains

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: 1491.00 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	55	
(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.

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