



17 Hookhams Path | Wollaston | NN29 7PQ



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Offers In The Region Of £375,000

A superb three bedroom bungalow that has been completely refurbished to create a stunning home with a delightful enclosed garden and brick built studio/home office. Offering a gas fired radiator heating system, PVCu double glazing and a high standard of general fit and finish, the property is offered with no onward chain. The accommodation centres on a large hallway that in turn leads to most principal rooms. The main living space with a wood burner opens with bi-fold doors onto the garden and leads to the re-fitted kitchen area and a utility/boot room beyond. Two double bedrooms are served by a spacious re-fitted bathroom with a stunning master suite opening onto the garden comprising a bedroom, dressing area and ensuite shower room. Gardens are provided to front and rear along with a long driveway, and a wonderful detached brick studio/home office at the top of the garden (This building could be used for alternative purposes, subject to consent). Highly recommended.

- Delightful and versatile single level living
- Open plan living leading onto the garden
- PVCu double glazing
- Possible annexe potential (stc)
- Gas fired radiator heating system
- Well appointed kitchen and bathroom fittings

Composite entrance door leading from the side into the

Entrance Hall

Window to side, radiator, engineered wood flooring, oak doors to the two secondary bedrooms, bathroom and the main living space.

Bedroom Three

8'7" x 9'7" (2.64 x 2.94)

Window to front, radiator.

Bedroom Two

11'2" x 9'10" (3.41 x 3.00)

Window to front, radiator, access to lit and boarded roof space via pull down ladder.

Bathroom

6'5" x 9'10" (1.97 x 3.01)

Fitted with a contemporary three piece suite in white including vanity wash hand basin with mixer tap and drawer storage beneath and P-shaped bath with curved glass screen to the side and fitted Mira shower. Towel warmer, travertine tiling to floor and walls, Xpelair and downlights. Obscured window to the side.

Sitting/Dining Area

14'2" x 11'9" plus 12'9" x 11'6" (4.33 x 3.59 plus 3.90 x 3.53)

Bi-fold doors to rear garden, two radiators, feature hole in the wall style fireplace with timber mantle, slate hearth and fitted woodburner. TV point, downlights, engineered wood floor. Opening through to the

Kitchen Area

6'6" x 10'7" (1.99 x 3.24)

Fitted with a range of cream gloss fronted base and eye level units with solid oak work surfaces above. Inset one and a half bowl single drainer stainless steel with telescopic mixer tap. Bosch ceramic hob with glass/stainless steel chimney style extractor above, glass splash and AEG double electric oven and Bosch integrated microwave to the side. Integrated fridge/freezer, splash upstands, concealed counter lighting, ceramic tile floor and downlights. Door to the

Boot/Utility Room

6'9" x 10'7" (2.08 x 3.23)

Fitted with a range of built in furniture with solid wood worktops including space and plumbing for a washing machine, dishwasher. LVT flooring with underfloor heating, part glazed composite door to the front, further door to the

Master Bedroom

10'1" x 19'2" (3.08 x 5.85)

Two sets of glazed double doors opening out to the garden, underfloor heating.

Dressing Area

6'4" x 12'2" (1.95 x 3.73)

Range of open style built in bedroom furniture to the dressing area, underfloor heating. Opening through to the

Ensuite

2'9" x 12'6" (0.85 x 3.83)

Fitted in a wet room style with low level WC, feature vanity wash hand basin with mixer tap adn walk in shower area. Full tiling, shaver point, underfloor heating and towel warmer. Window to the side.

Outside

Standing back from the road, the property enjoys a large gravel frontage providing parking for several cars. Retained by brick walling with outside tap and lighting.

Rear Garden

Laid to an informal style and beautifully stocked with shrubs, trees and perennials. Large raised patio area directly to the rear of the property with natural pond, gravel and decked seating areas. Main are of lawn with further pathway and planted borders. To the far end of the garden is the Studio/Home Office with gravel seating area directly outside it. Outside lighting and tap, enclosed by fencing and hedging. Not overlooked.

Studio/Home Office

11'3" x 14'4" (3.43 x 4.37)

French doors to garden, power, water and light connected.

Workshop Area

11'8" x 14'1" (3.57 x 4.30)

French doors to garden, power, water and light connected.

Material Information

Electricity Supply: Mains

Gas Supply: Mains

Water Supply: Mains (Metered or Rateable)

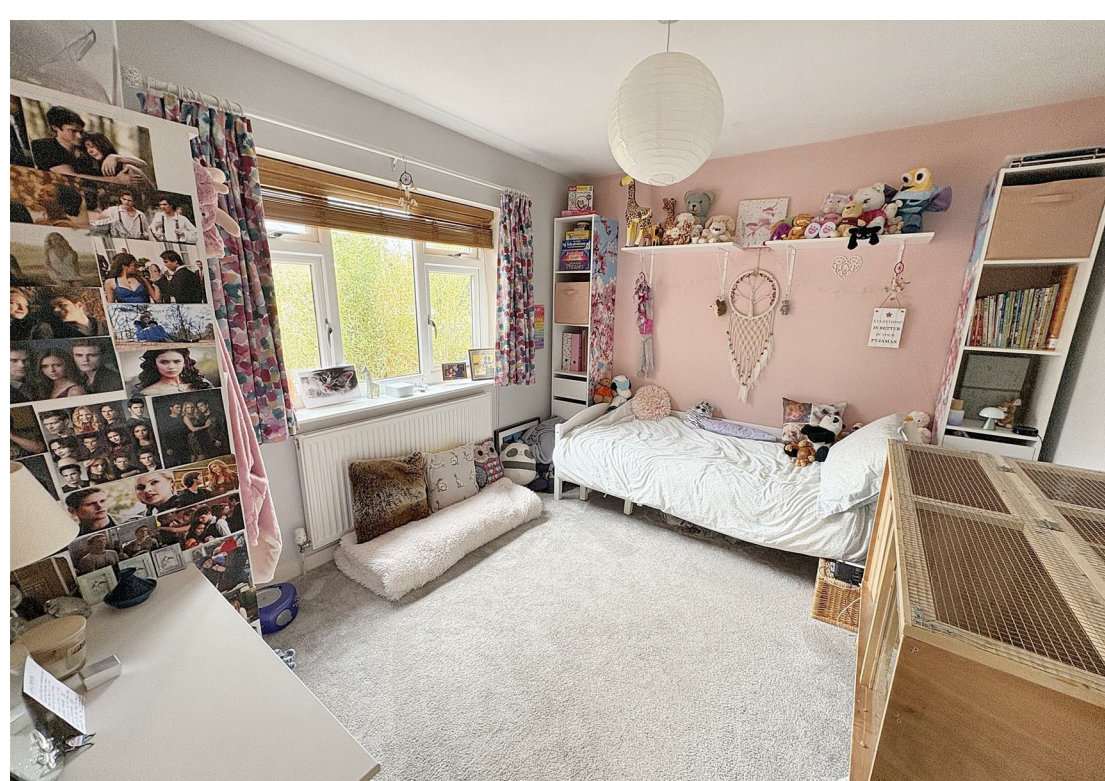
Sewerage: Mains

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.





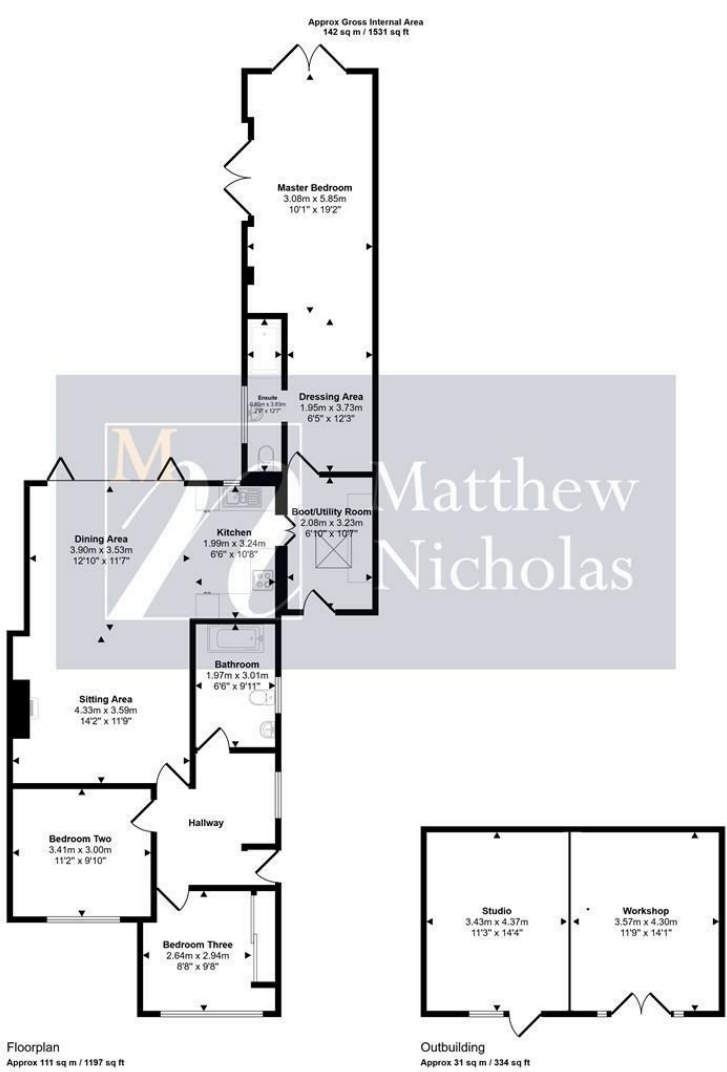
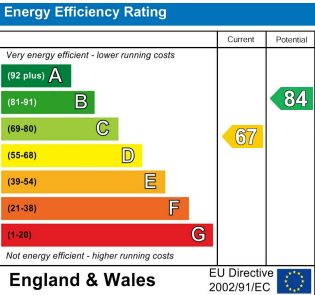
Further Information



Local Authority: North Northamptonshire Council

Tax Band: B

Floor Area: 1531.00 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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