



44 Hope Street | Bozeat | NN29 7LU



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Offers In The Region Of £415,000

Recently constructed and forming part of a small development of five properties on a no through private road, is this delightful four bedroom link-detached house. Decorated and finished to a high standard throughout and spanning an impressive 1,315 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 hallway, sitting room, kitchen/family and guest WC. The upstairs offers four bedrooms, the master with ensuite, and a family bathroom. Outside is an enclosed rear garden, a driveway, cover parking space and garage. Viewing is highly recommended.

- Recently constructed link-detached house
- Contemporary fitted ensuite and family bathroom
- PVCu double glazing
- Underfloor and radiator heating system
- Large well appointed kitchen/dining room
- No onward chain

Composite door from the front into the

Hallway

Window to front, tiled floor with underfloor heating, cloaks cupboard, coving, downlights. Doors to all ground floor rooms.

Guest WC

Two piece suite comprising a low level WC and hand wash basin set in vanity unit, tiled floor with underfloor heating.

Sitting Room

14'9" x 12'3" (4.51m x 3.74m)

French doors and window to the rear, underfloor heating, TV point, coving, downlights.

Kitchen/Family Room

10'1" x 26'0" (3.08m x 7.95m)

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, space for dining table and seating area, TV point, coving, under floor heating to tiled floor, window to front, french style doors to the garden.

First Floor Landing

Radiator, doors to all rooms, loft access hatch.

Bedroom One

9'6" x 19'5" (2.92m x 5.92m)

Window to front and rear, radiator, coving, downlights. door to the

Ensuite

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

15'1" x 10'6" (4.62m x 3.21m)

Two windows to the front, radiator, coving, downlights.

Bedroom Three

10'4" x 10'6" (3.15m x 3.21m)

Window to rear, radiator, coving, downlights.

Bedroom Four

6'6" x 10'8" (2.00m x 3.27m)

Window to front, radiator, coving, downlights.

Bathroom

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 rear.

Outside

Accessed from a small private road serving four other properties, the property sits behind a planted frontage and slabbed pathway leading to the front door. Gate to the rear garden. Driveway to side providing off road parking (partially covered) and access to garage.

Garage

Powered up and over door, personal door to garden, power and light.

Rear Garden

Paved patio to the rear of the house, the remainder of the garden being laid to lawn with further gravel seating area with timber pergola. The whole is enclosed by fencing with exterior lighting and tap.

Material Information

Electricity Supply: Mains

Gas Supply: Mains

Water Supply: Mains (Metered or Rateable)

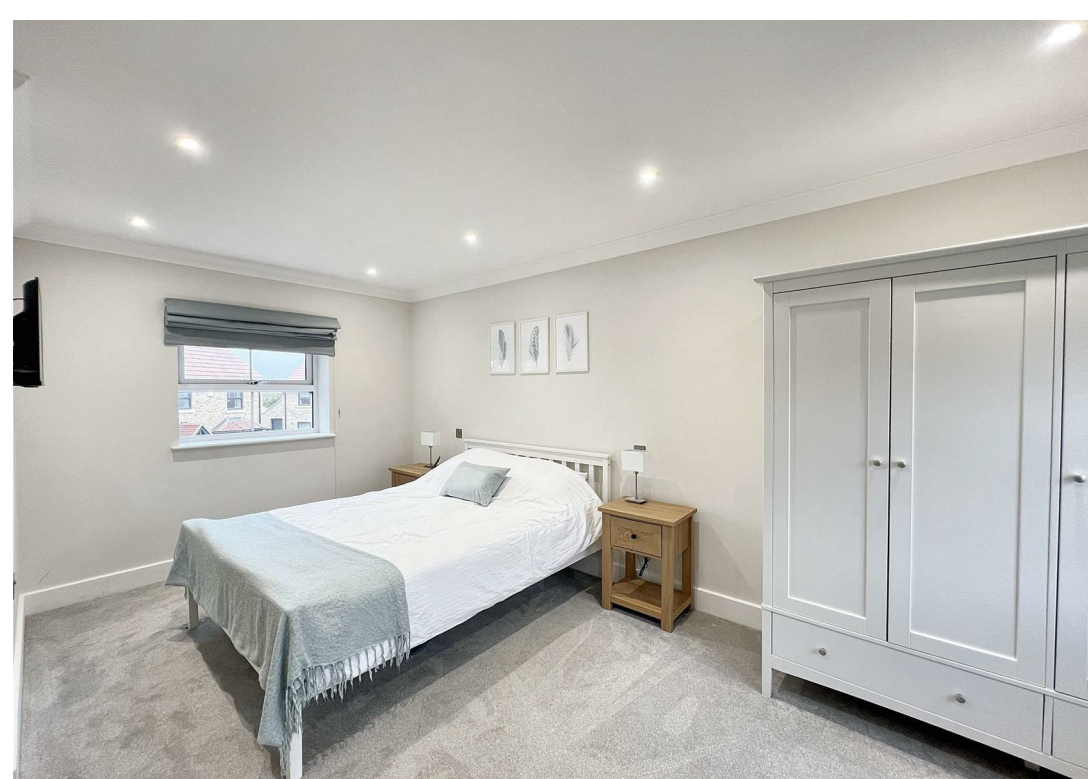
Sewerage: Mains

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.





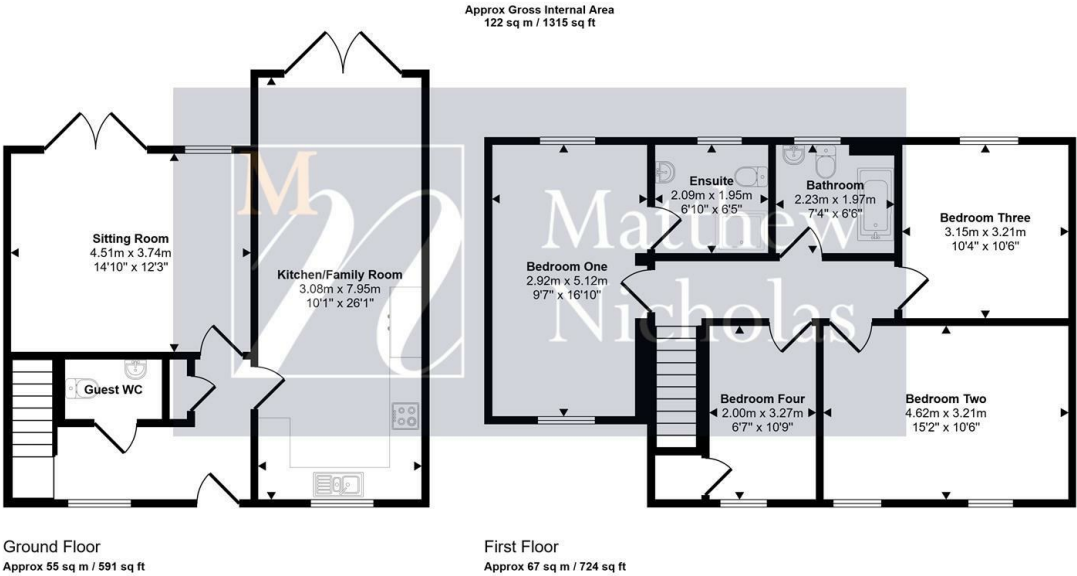
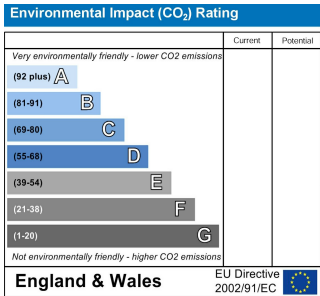
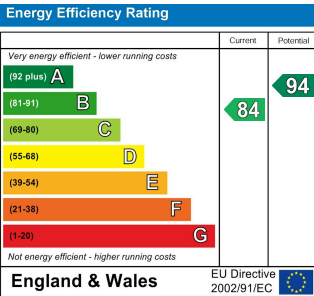
Further Information



Local Authority: North Northamptonshire Council

Tax Band: D

Floor Area: 1313.21 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.

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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