



13 Roses Close | Wollaston | NN29 7ST



Matthew
Nicholas



Offers In Excess Of £300,000

A well-presented and extended modern yet established three bedrooomed semi-detached house, located on this popular cul-de-sac with one of the largest rear gardens and generous off-road parking to the front. The property boasts a gas fired radiator heating system, sealed unit double glazed windows and doors and open plan sitting/dining room, with oak flooring and feature marble fireplace, large kitchen/breakfast room and re-fitted four piece contemporary bathroom. The accommodation briefly comprises of an entrance hall, sitting room arched to a dining room, kitchen/breakfast room, first floor landing, three bedrooms, bathroom, single garage, driveway, garden.

- Extended three bedroom semi-detached house
- Contemporary kitchen and bathroom
- PVCu double glazing
- South facing mature garden
- Gas fired radiator heating system
- Off road parking for two cars

Glazed PVCu entrance door leading from the front into the

Porch/ Hallway

Staircase to the first floor, radiator, door to the

Sitting Room

14'6" x 11'10" max (4.42 x 3.62 max)

Window to front, radiator, TV point, Spot lights, coving. Arch leading into

Dining Room

12'7" x 8'0" (3.84 x 2.44)

Window to rear garden, radiator, coving, opening into

Kitchen

14'10" x 11'11" max (4.53 x 3.64 max)

Fitted with a range of base and eye level units with quartz effect work surfaces above and matching upstands. inset stainless steel sink with mixer tap, induction hob with extraction above and dual fitted electric ovens to the side, fitted space for fridge freezer. Door to garage, windows and door to rear.

First Floor Landing

Window to side, linen store, loft access. Doors to all first floor rooms.

Bedroom One

13'10" x 8'11" max (4.24 x 2.73 max)

Window to front, radiator, built in wardrobes, coving.

Bedroom Two

8'9" x 10'8" max (2.69 x 3.26 max)

Window to rear, radiator, coving.

Bedroom Three

7'11" x 5'8" (2.43 x 1.75)

Window to front, radiator, coving.

Bathroom

9'3" x 5'10" (2.83 x 1.78)

Fitted with a contemporary four piece suite including a low level WC, vanity wash hand basin, fitted shower cubicle with glazed screen and bath with shower mixer tap, towel warmer, wall tiling, obscured window to the rear.

Garage

18'3" x 6'10" (5.57 x 2.10)

Double timber doors to the front, power and light connected. Doorway to the kitchen

Outside

The front garden is laid to block paved driveway. Access to the main entrance door and attached garage.

Rear Garden

Immediately abutting the rear of the house is a block paved patio with inset planting, covered timber pergola abutting laundry room. The remainder of the garden is laid to a combination of lawn, artificial grass and gravelled seating areas. Established planting with screened shed/composting area to the rear. Enclosed by fencing and hedging and considered unoverlooked with one of the largest garden plots in the close. South facing in aspect.

Material Information

Electricity Supply: Mains

Gas Supply: Mains

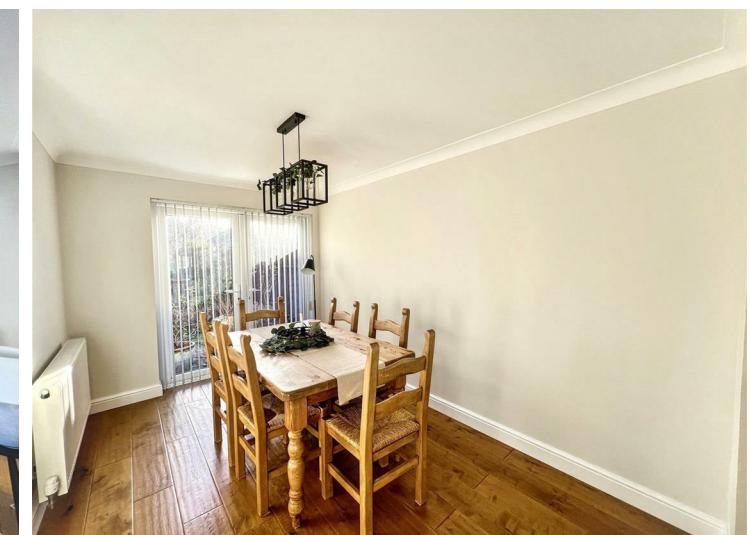
Water Supply: Mains (Metered or Rateable)

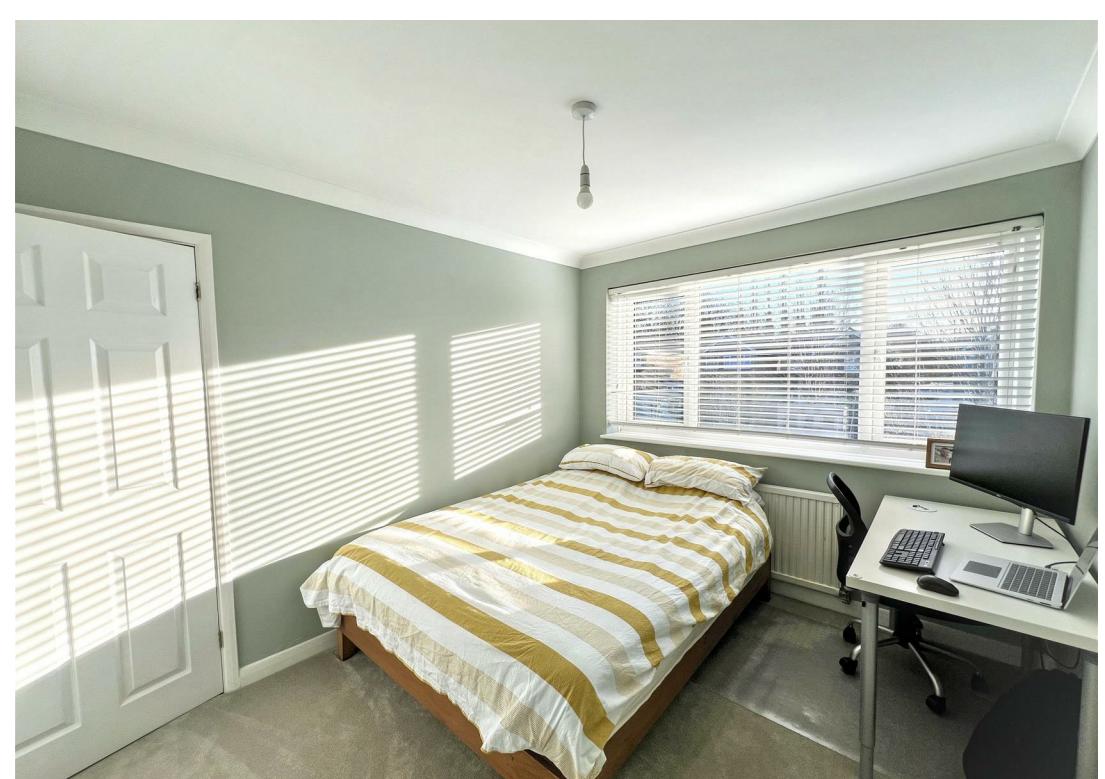
Sewerage: Mains

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: B

Floor Area: 1190.00 sq ft

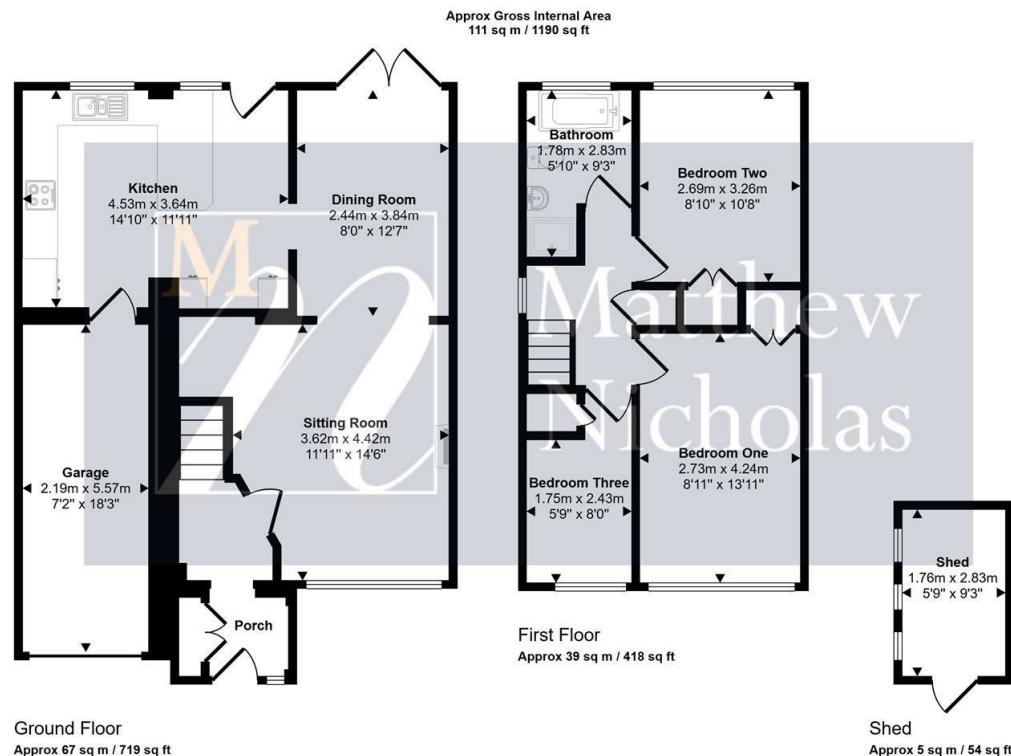
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	86	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	71	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

27-29 Newton Road, Wollaston
Northamptonshire
NN29 7QN

T 01933 663311
E enquiries@matthewnicholas.co.uk
W www.matthewnicholas.co.uk



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.

 **Matthew
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