



8 Prospect Close | Wollaston | NN29 7SP



Matthew
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Offers In Excess Of £425,000

A modern yet established detached family home in a sought after cul-de-sac that has been subject to significant extensions by the current owners but still offers further opportunity for alteration or cosmetic upgrading. Boasting a gas fired radiator heating system, PVCu double glazing and fabulously flexible ground floor living, the property also benefits from some delightful views over the Nene Valley to the rear. The accommodation comprises an entrance hall, sitting/dining room, kitchen, inner lobby, family room/annexe, utility/kitchenette and a ground floor shower room. The first floor offers a large master bedroom with an ensuite, three further bedrooms and a recently refitted bathroom. Driveway, front garden and west facing rear garden.

- Rarely available extended detached family home
- West facing views over the Nene Valley
- Gas fired radiator heating system
- Sought after part of the village
- Flexible living space inc possible annexe
- PVCu double glazing

Composite entrance door leading from the front into the

Porch

Radiator, door to the

Entrance Hall

Window to front, radiator, staircase rising to the first floor. Doors to the sitting/dining room and kitchen.

Sitting Area

12'7" x 24'0" (3.84 x 7.32)

Window to the front, radiator, feature fireplace with fitted gas fire, TV point. Opens through into the

Dining Area

9'6" x 4'9" (2.92 x 1.46)

Bi-fold doors leading out to the garden, radiator.

Archway leading into the

Kitchen

8'2" x 16'11" (2.49 x 5.18)

Fitted with a range of wood fronted base and eye-level units with polished granite effect worktops above. Inset stainless steel sink with mixer tap, range style cooker with chimney style extractor hood above, tiled splash areas, integrated dishwasher and fridge/freezer, radiator, tiled floor, under stairs store, window to rear and door to the

Lobby

13'1" x 8'8" (4.00 x 2.66)

Window to the side, radiator, doors to the family room, shower room and utility.

Family Room

12'4" x 17'6" (3.76 x 5.34)

Window to front, radiator.

Shower Room

4'4" x 6'8" (1.34 x 2.05)

Refitted with a three piece suite comprising of a low level WC, wash basin in vanity unit/storage, tiled and glazed cubicle with fixed overhead and hand held shower above, tiled walls and floor, towel warmer, velux style skylight.

Utility Room

8'2" x 3'10" (2.49 x 1.17)

Fitted with base and eye level units with worksurface above incorporating an inset sink with mixer tap, tiled splash areas, space and plumbing for washing machine, tiled floor, stable style door to the garden.

First Floor Landing

Loft access hatch, doors to all principal rooms.

Bedroom One

13'2" x 22'6" (4.02 x 6.88)

Window to front and further window to the rear, radiator, door to the

Ensuite

3'2" x 7'3" (0.99 x 2.22)

Refitted with a three piece suite comprising of a low level WC, wall hung wash basin and tiled shower cubicle with hand held shower, tiled walls and floor, wall light, window to the rear.

Bedroom Two

10'5" x 12'0" (3.18 x 3.68)

Window to front, built in wardrobes, radiator.

Bedroom Three

10'3" x 8'11" (3.14 x 2.72)

Window to rear, built in wardrobes, radiator.

Bedroom Four

8'1" x 8'4" (2.47 x 2.55)

Window to front, radiator.

Bathroom

8'7" x 5'7" (2.64 x 1.72)

Refitted with a three piece suite comprising of a low level WC, wall hung wash basin and bath with and held shower above, tiled walls and floor, radiator, window to the rear.

Outside

The property stands behind an open plan frontage with resin bonded driveway for two cars leading to the main entrance door and side gate.

Rear Garden

Large raised patio area to the rear retained by low level walling. Steps down to the main lawn with inset maturing fruit tress and established planted border. Further storage area to the side of the house. Enclosed by fencing, not overlooked from the rear and west facing in aspect.

Material Information

Electricity Supply: Mains

Gas Supply: Mains

Water Supply: Mains (Metered or Rateable)

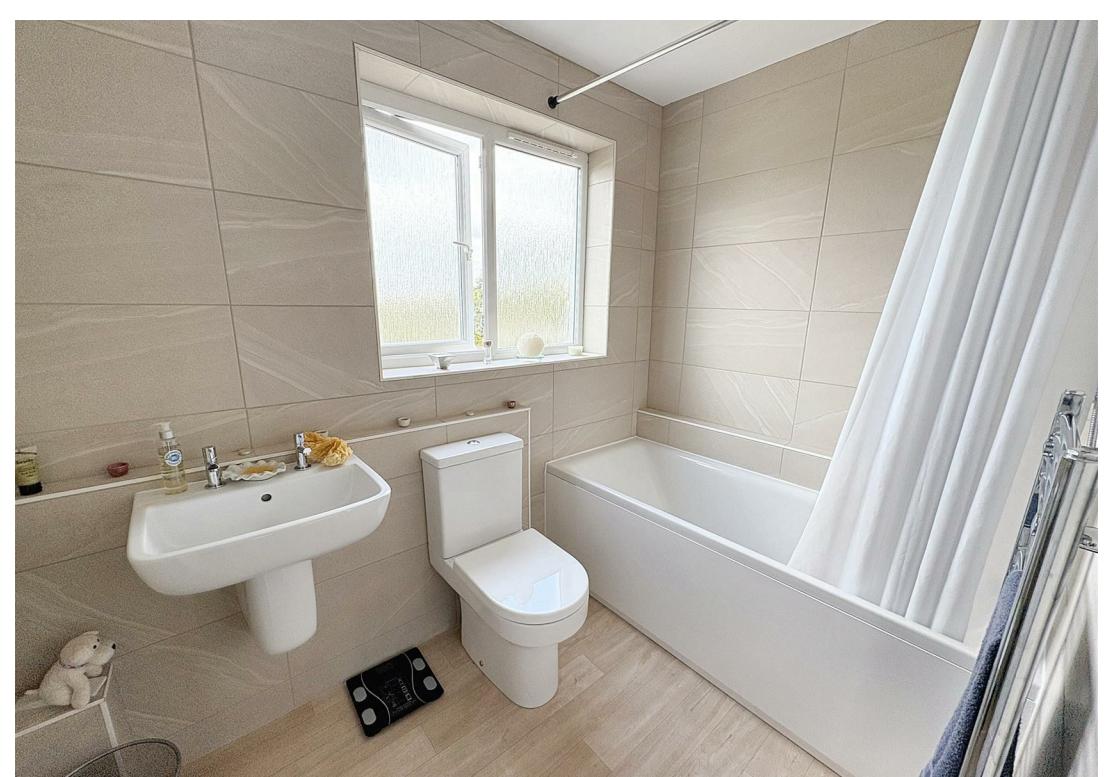
Sewerage: Mains

Heating: Gas radiators

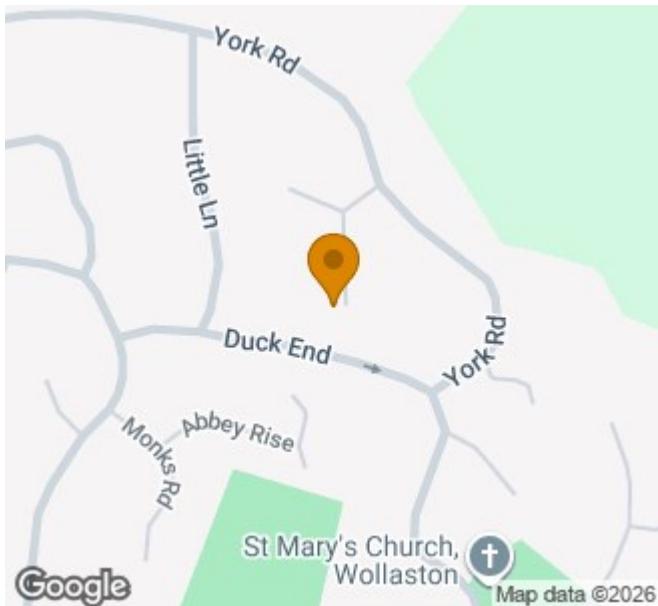
Broadband: We would recommend that any potential buyers conduct their own investigations using Openreach and Ofcom checkers.

Mobile Signal/Coverage: We would recommend that any potential buyers conduct their own investigations using the Ofcom checker.





Further Information



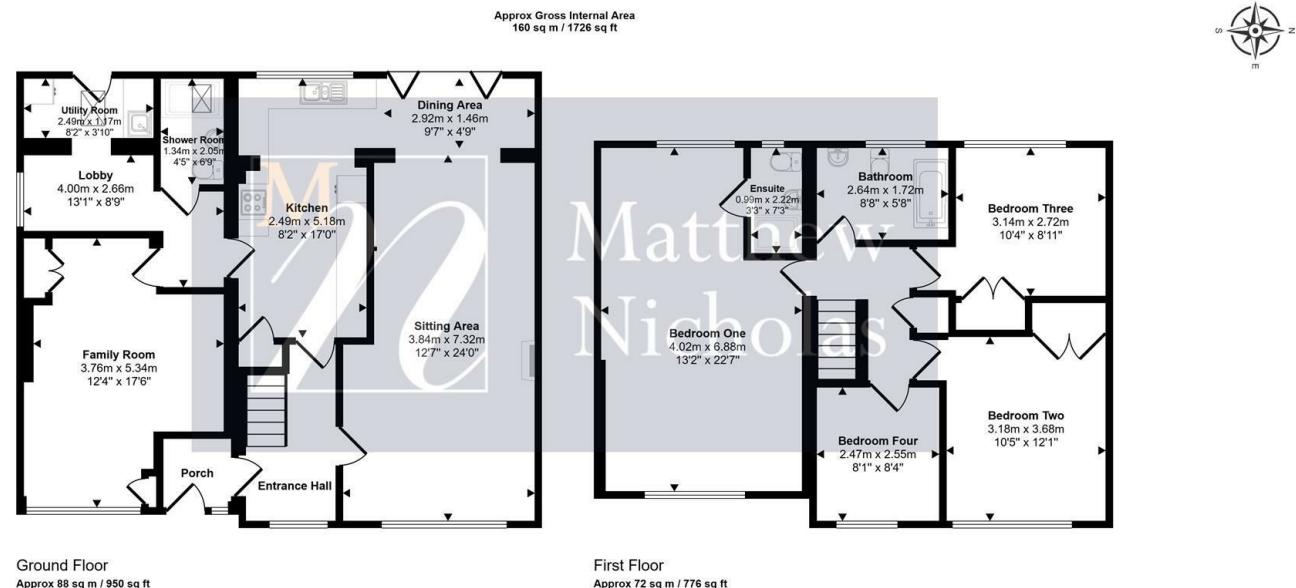
Local Authority: North Northamptonshire Council

Tax Band: D

Floor Area: 1726.00 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B	73	83
(69-80) C		
(55-68) D		
(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	



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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