



56 Eastfield Road | Wollaston | NN29 7RU



Matthew
Nicholas



Offers In The Region Of £450,000

A rarely available mature detached house enjoying a large and private south facing plot, double garage and driveway. Having been well cared for by the long-term owners, the property still provides huge scope to further alter or extend to suit a family's needs. With a gas fired radiator heating system and PVCu double glazing, the accommodation comprises an entrance hall, sitting/dining room with feature fireplace, kitchen/breakfast, conservatory, guest WC and utility/boot room. The first floor landing leads to five well proportioned bedrooms and a refitted bathroom. Driveway, integral double garage and large gardens with a large timber cabin/office. Viewing is highly recommended to appreciate the opportunity on offer.

- Large mature detached house with double garage
- PVCu double glazing
- Lots of scope to further extend/alter
- South facing private rear garden
- Gas fired radiator heating system
- Flexible family living space

PVCu part glazed door leading from the front into the

Entrance Hall

Staircase to the first floor, doors to the kitchen/breakfast and

Sitting/Dining Room

12'9" x 20'4" (3.91 x 6.21)

Bay window to front and two further windows to the rear. Feature brick built fireplace with wood burner, two radiators, TV point.

Kitchen/Breakfast Room

12'11" x 14'8" (3.94 x 4.48)

Fitted with a range of base and eye level units with rolled edge worksurfaces above, one and half bowl stainless steel sink and drainer with mixer tap above, freestanding large cooker with extractor fan above, integrated dishwasher, space for fridge freezer, space for breakfast table, tiling to splash areas, radiator, tiled flooring, window to rear and door to

Conservatory

12'0" x 6'7" (3.67 x 2.02)

Of brick and PVCu construction with glass roof, doors to garden, utility room and

Guest WC

two piece suite comprising of a low level WC and hand wash basin, tiled splash area, radiator, obscured window to side.

Boot Room/Utility Area

15'11" x 6'10" (4.87 x 2.09)

Windows to rear, light tube to ceiling, base level units with worksurfaces above, space and plumbing for washing machine, door to garage.

First Floor Landing

Window to front, radiator, loft access hatch, doors to all principal rooms.

Bedroom One

15'7" x 10'5" (4.75 x 3.18)

Windows to rear, radiator.

Bedroom Two

13'1" x 8'9" (4.01 x 2.69)

Windows to rear, radiator.

Bedroom Three

12'9" x 11'4" (3.90 x 3.47)

Windows to rear, radiator, airing cupboard housing central heating boiler.

Bedroom Four

11'1" x 6'8" (3.39 x 2.05)

Windows to front, radiator.

Bedroom Five

6'9" x 8'1" (2.07 x 2.47)

Window to front, radiator.

Bathroom

10'11" x 4'11" (3.34 x 1.52)

Three piece suite comprising a low level WC, hand wash basin recessed into vanity unit, large glazed shower enclosure with electric shower, tiling to all walls, radiator, towel warming radiator, expelair, windows to front.

Outside

The property sits behind a frontage of hard standing providing access to the garage, front door and side access leading to the garden. This also provides off road parking for vehicles. The is enclosed by a low level brick wall.

Double Garage

16'0" x 17'8" (4.88 x 5.40)

Up and over door, power and light connected.

Rear Garden

Immediately abutting the rear of the property is a large patio area with pathway leading to the rear. The centre of the garden houses a large decked area and pergola, the remained is laid predominantly to lawn with mature shrubs and trees along the borders. The whole is enclosed with a mix of timber fencing and brick walling. Poly tunnel, timber shed and large timber cabin used an an office with power and light connected. South facing in aspect and considered private.

Material Information

Electricity Supply: Mains

Gas Supply: Mains

Water Supply: Mains (Metered or Rateable)

Sewerage: Mains

Heating: Gas radiators

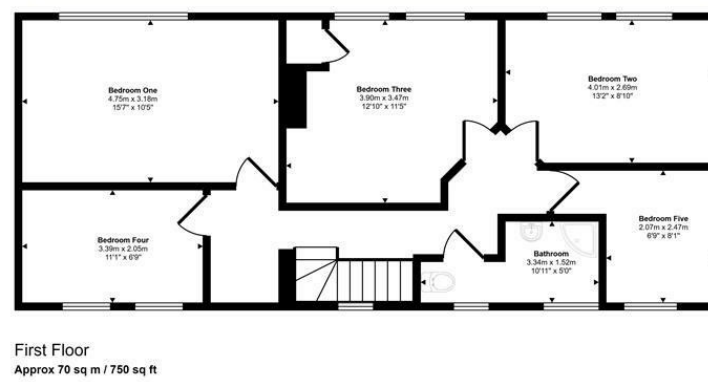
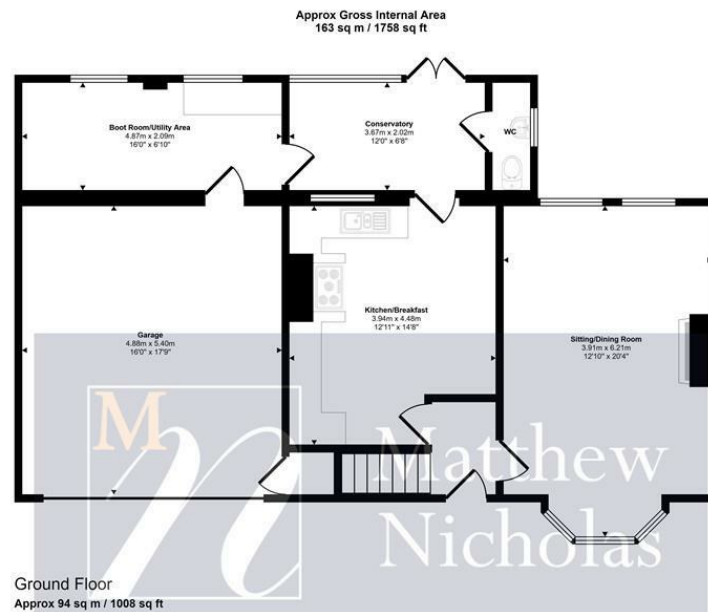
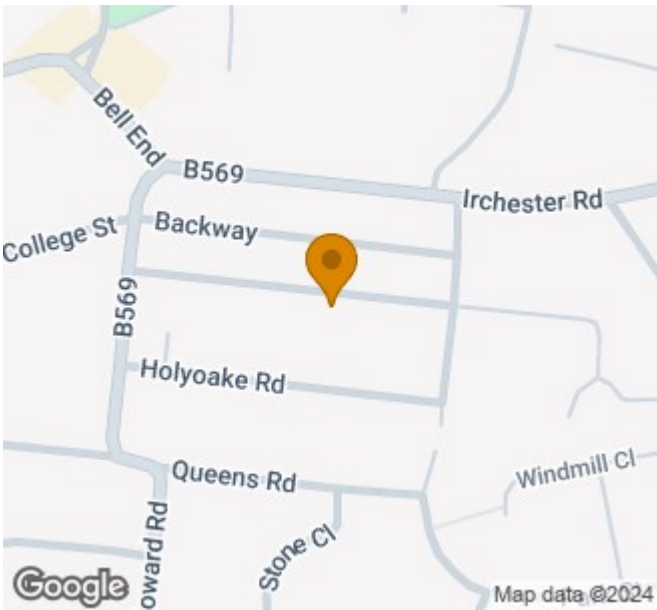
Broadband: We would recommend that any potential buyers conduct their own investigations using Openreach and Ofcom checkers.

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





Further Information



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.

Local Authority: North Northamptonshire Council

Tax Band: D

Floor Area: 1758.00 sq ft

Energy Efficiency Rating	
Current	Potential
	80
64	

Very energy efficient - lower running costs
 (92 plus) A
 (81-91) B
 (69-80) C
 (55-68) D
 (39-54) E
 (21-38) F
 (1-20) G
 Not energy efficient - higher running costs

EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential

Very environmentally friendly - lower CO₂ 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 CO₂ emissions

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

