



46 Hollowell Street | Wollaston | NN29 7UG



Matthew  
Nicholas



## Offers In The Region Of £345,000

A superbly presented three bedroom semi-detached house by Bloor Homes to their 'Birch' design situated on this new development on the outskirts of the village. Having been subject to a host of upgrades to include integrated kitchen appliances, LVT flooring, carpeting and a turfed garden, the property also enjoys neutral décor throughout. With PVCu double glazing and a gas fired radiator heating system, the house briefly comprises an entrance hall, sitting room, kitchen/dining room and guest WC. The first floor offers a master with ensuite, two further bedrooms and a bathroom. Parking for two cars and an enclosed rear garden. Viewing is recommended.

- Recently constructed 'Birch' design by Bloor Homes
- Well appointed kitchen and bathrooms
- LVT flooring to ground floor
- Nicely upgraded by the current owner
- Immaculately presented with neutral décor
- EV charger

Composite entrance door leading from the front into the

### **Entrance Hall**

Radiator, LVT flooring, door to the

### **Sitting Room**

12'3" x 15'6" (3.74 x 4.74)

Window to front, radiator, TV point, door to understairs store, further door to

### **Kitchen/Breakfast**

15'5" x 11'8" (4.72 x 3.56)

Fitted with a range of upgraded cabinetry with worksurfaces above. Inset sink with mixer tap, integrated hob, extractor, eye level oven, fridge/freezer and dishwasher.

Radiator, space for table, LVT flooring, downlights. Arch to the utility area adn casement style door adn glazing opening to the garden.

### **Utility**

Cabinetry to match kitchen with space and plumbing for washing machine, wall mounted central heating boiler, LVT flooring. Door to th

### **Guest WC**

4'8" x 5'10" (1.43 x 1.79)

Fitted with a two piece contemporary suite with tiled splash areas, radiator, LVT flooring, downlights.

### **First Floor Landing**

Access to roof space, doors to all principal rooms.

### **Bedroom One**

9'3" x 10'10" (2.83 x 3.31)

Window to rear, radiator, built in wardrobes, further door to the

### **Ensuite**

3'9" x 8'0" (1.16 x 2.44)

Fitted with a three piece contemporary suite with tiled splash areas including a large shower enclosure with sliding glazed doors. Radiator, LVT flooring, downlights, window to rear.

### **Bedroom Two**

8'3" x 9'0" (2.54 x 2.75)

Window to front, radiator.

### **Bedroom Three**

6'10" x 11'8" (2.09 x 3.57)

Window to front, radiator., overstairs store.

### **Bathroom**

5'3" x 8'0" (1.62 x 2.44)

Fitted with a three piece contemporary suite with tiled splash areas including WC, wash hand basin and bath. Radiator, LVT flooring, downlights, window to side.

### **Rear Garden**

South facing in aspect with paved patio area, main lawn and enclosed by fencing on all side.

### **Outside**

Enjoying a driveway for two cars with lawn, planted bed and pathway to the main entrance door and side gate to rear garden.

### **Material Information**

Electricity Supply: Mains

Gas Supply: Mains

Water Supply: Mains (Metered or Rateable)

Sewerage: Mains

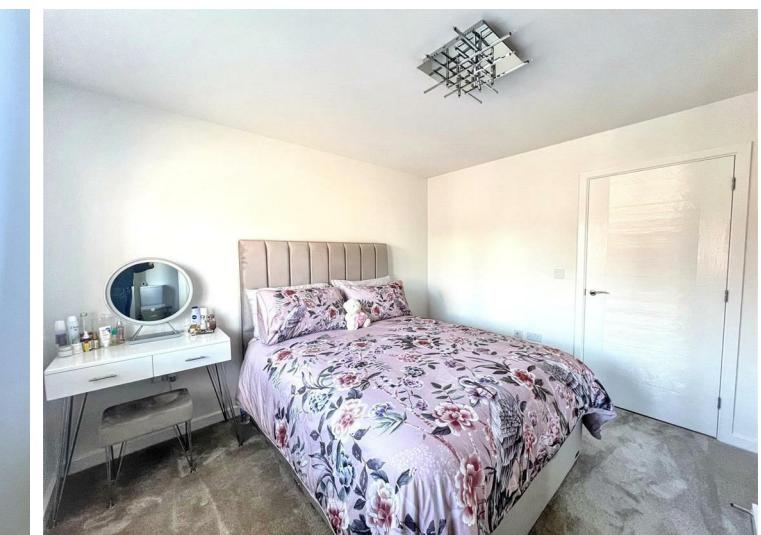
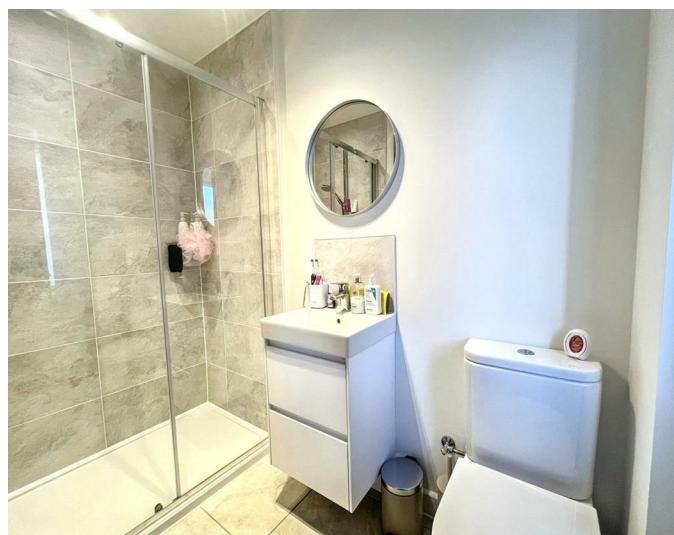
Heating: Gas radiators

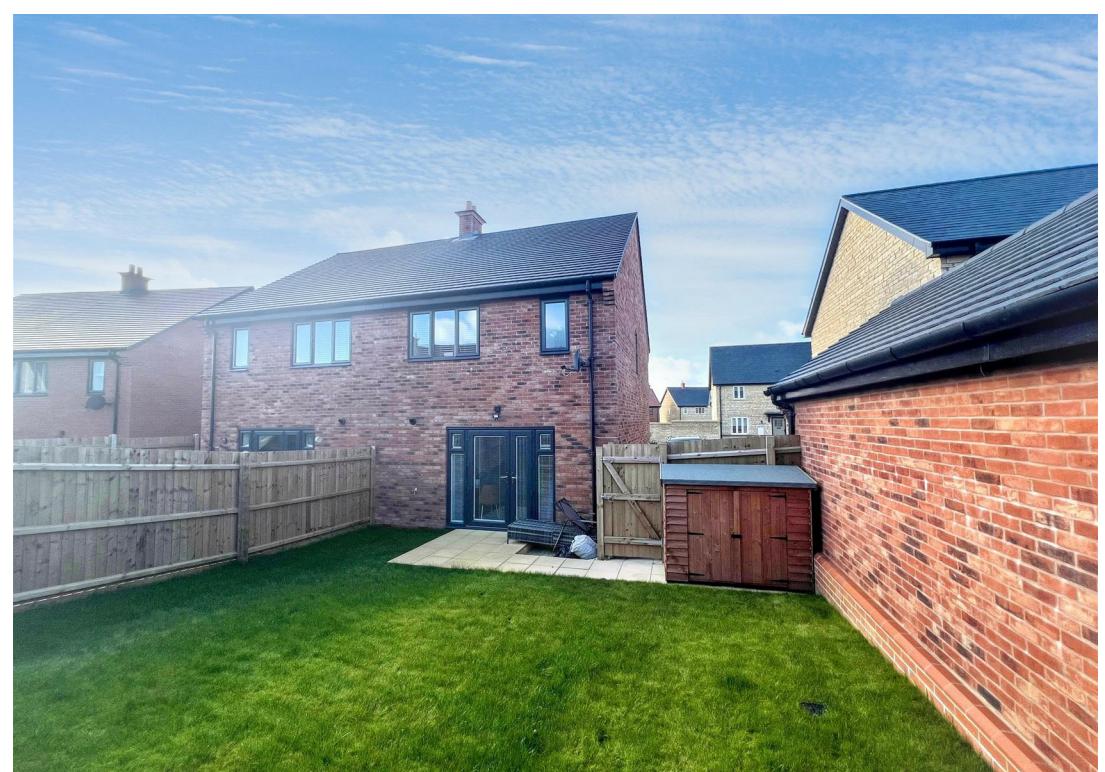
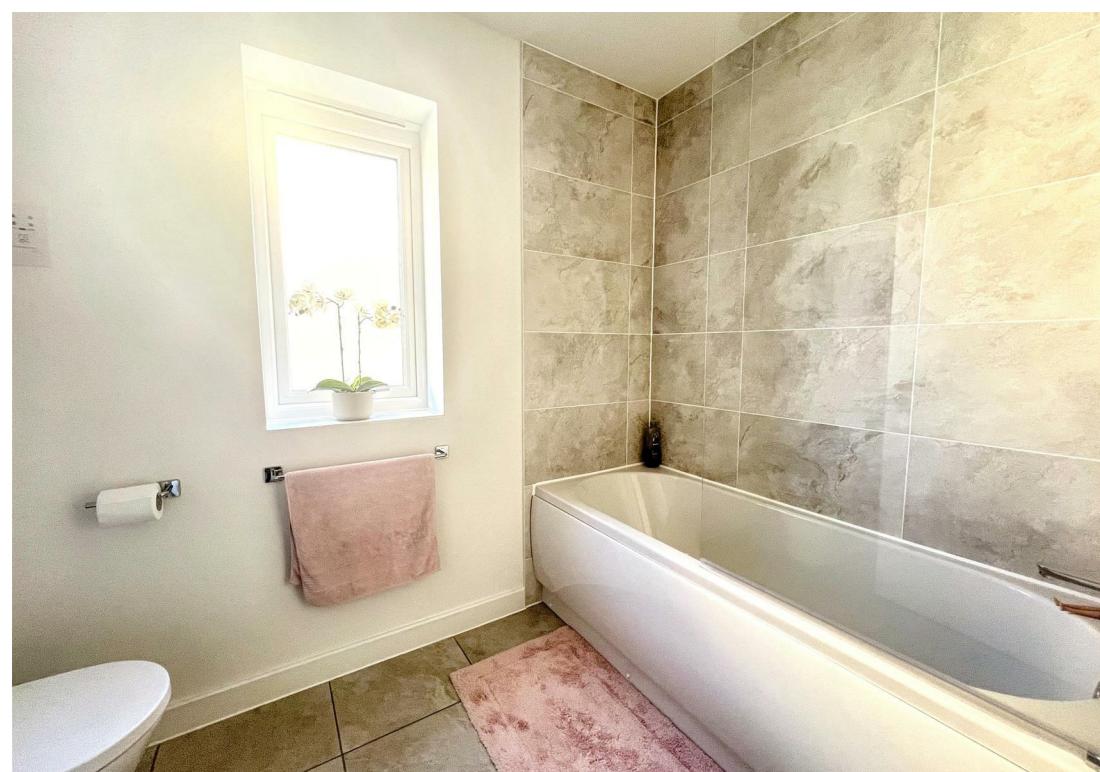
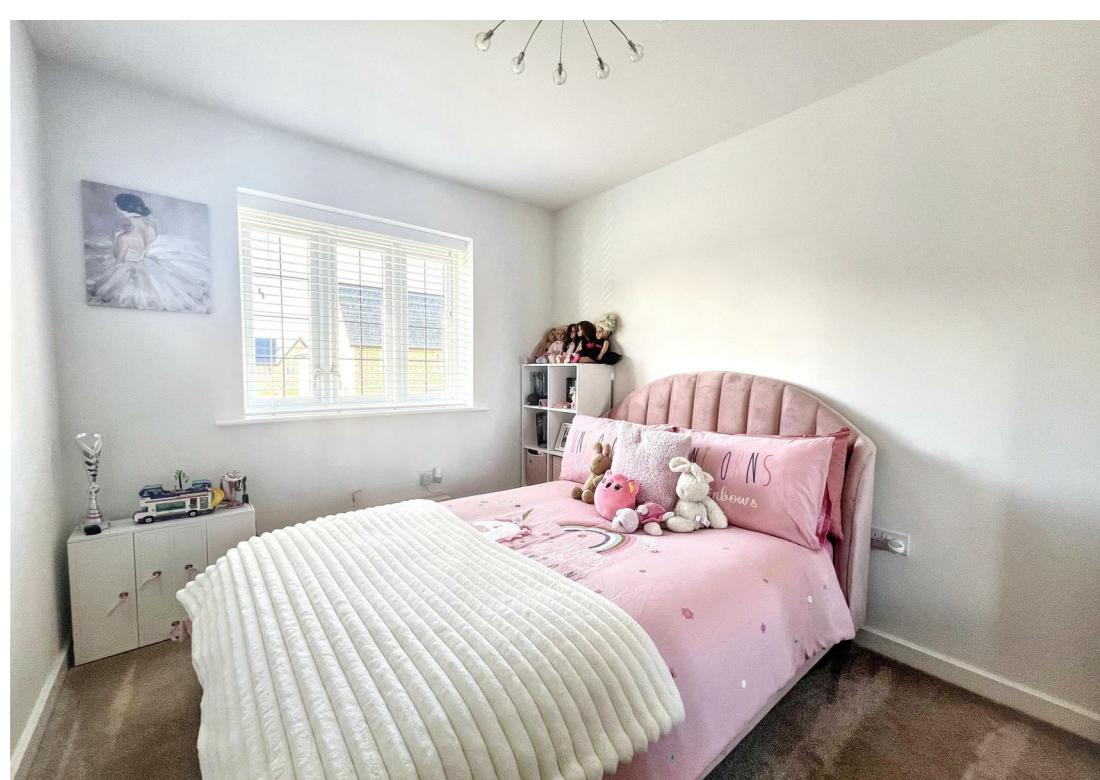
Broadband: We would recommend that any potential buyers conduct their own investigations using Openreach and Ofcom checkers.

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

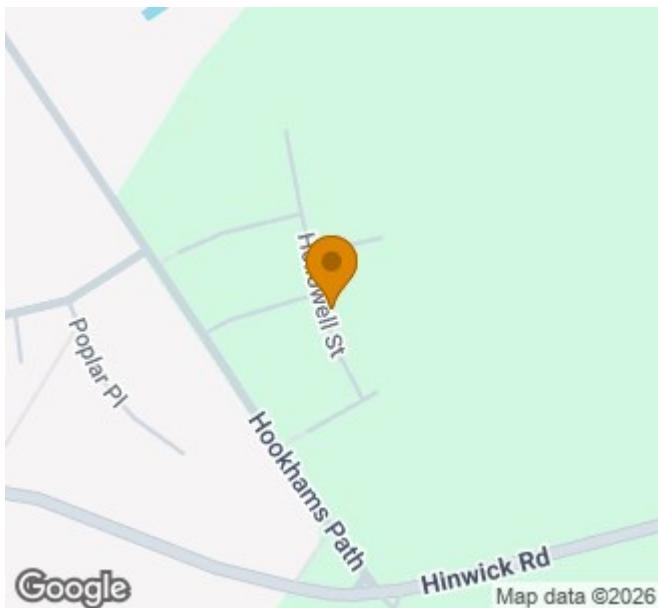
### **Agents Note**

As with most newer developments, a modest service charge is payable annually for the maintenance of communal grass/planted areas etc. please ask for further details.





# Further Information



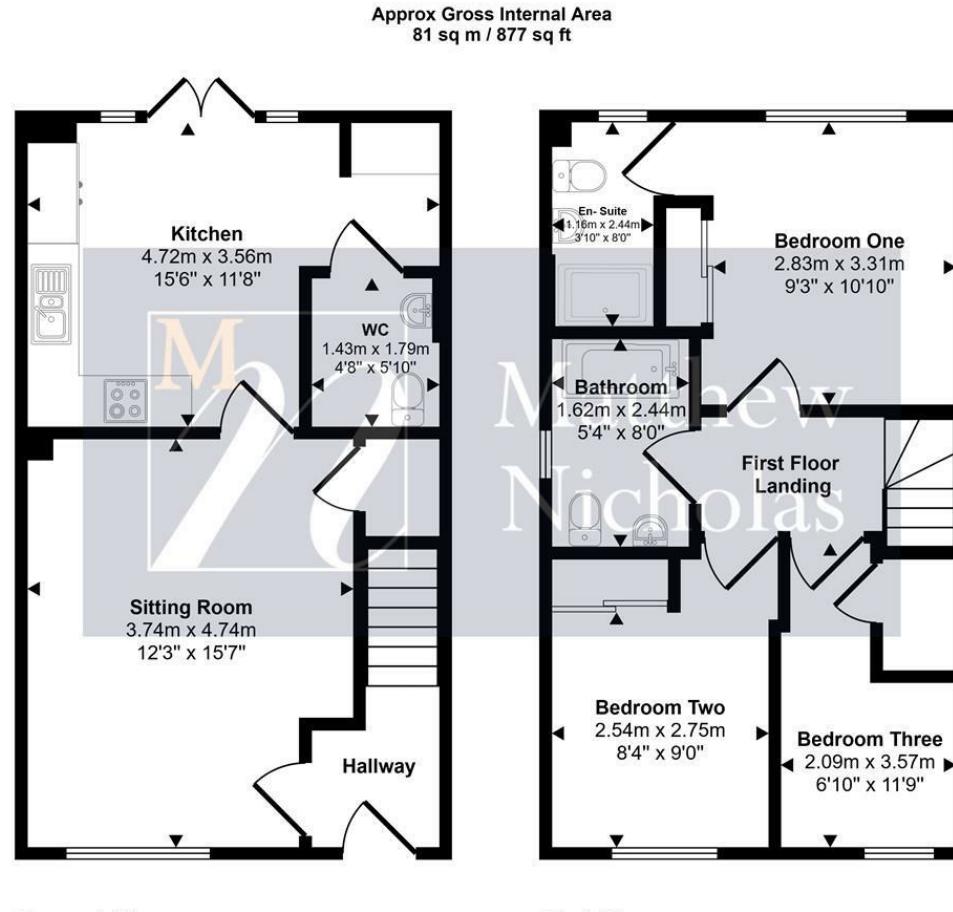
Local Authority: North Northamptonshire Council

Tax Band: C

Floor Area: 877.00 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B		
(69-80) C	83	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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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