

The Pyghtles  
Wollaston  
NN29 7QD

£475,000

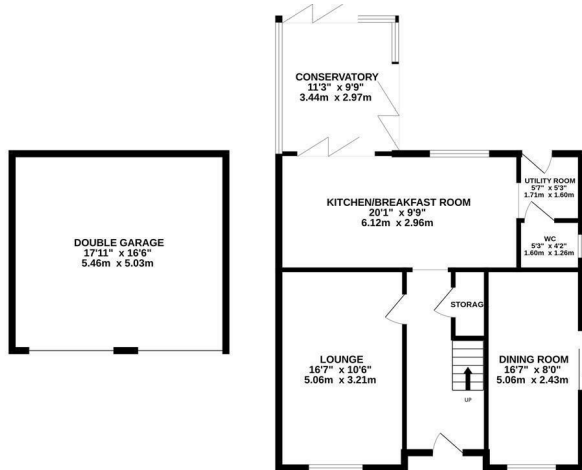


OSCAR JAMES

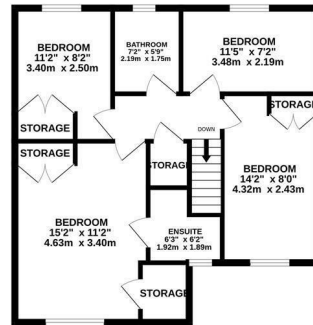
...expect excellence

# FLOOR PLANS

GROUND FLOOR  
1064 sq.ft. (98.8 sq.m.) approx.



1ST FLOOR  
614 sq.ft. (57.0 sq.m.) approx.



TOTAL FLOOR AREA : 1677 sq.ft. (155.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## AT A GLANCE...



Two Reception Rooms +  
Conservatory



Re-fitted Kitchen/Diner



Four Bedrooms



En-suite to Master, Family  
Bathroom & Cloakroom



Front & Rear Gardens



Off Road Parking & Garage



## WHAT'S GREAT?

Nestled away at the end of a private close enjoying far reaching countryside views to the rear, this beautifully presented home simply must be viewed to be appreciated.

Offering spacious accommodation over two floors which comprises; entrance hall, lounge, dining room, conservatory, beautifully re-fitted kitchen, utility and ground floor WC.

On the first floor expect to find four double bedrooms, three of which have built in wardrobes and the master also benefitting from an ensuite bathroom. The family bathroom is also on this floor.

Outside there is a thoughtfully landscaped, wrap around rear garden enjoying

the fabulous views and to the front there is a large driveway providing off road parking for up to five cars and a detached double garage.

We think that the plot, position and views make this property a real 'one off', as such strong levels of interest are anticipated and early viewing is strongly recommended.

For more information or to arrange your internal inspection contact sole selling agents Oscar James today. (Please be advised previous Marketing Photos have been used)

...expect excellence



# SELLER'S SECRET

The quietness of the cul de sac (having just one neighbour) is lovely and we've loved waking up every morning to the lovely views to the rear. The large driveway has always been handy when guests visit too as it easily accommodates 4-5 cars.



## *Why we like it....*

We think this property simply must be viewed to be fully appreciated. Fab location, stunning views and beautifully presented.

Be quick though, we don't expect it to take many viewings before it gets snapped up!

## *To buy or not to buy....*

# OSCAR JAMES

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