



Total area: approx. 226.5 sq. metres (2437.6 sq. feet)



37 Briarwood Way, Wollaston, Wellingborough, NN29 7QR

£550,000

A STUNNING 5 BEDROOM VILLAGE HOME WITH 4 BATHROOMS ! This wonderful family home is situated in the sought after village of Wollaston and is presented in first class condition. Located on a small executive development, this beautiful home sits on a nice plot the end of a peaceful Cul-De-Sac and when step inside you realise this is a special home with an abundance of space and a perfect layout for modern living. The space on offer is so flexible and currently there are two younger childrens play rooms but the play room at the front of the property could easily be used as a dedicated home office space, gym or even a sixth bedroom if needed. Whether you have younger children, older children or elderly relatives there is certainly space for all. Moving on, The beautiful lounge measures over 17ft in length with a bay window and stone fireplace with wood burning stove. The rear of the property boasts a stunning open plan living space which definitely has the WOW factor with no expense spared on high quality fixtures and fittings. The kitchen is stylish with a two tone grey gloss finish, quartz worktops, SMEG appliances and engineered wood flooring. The kitchen is open to the dining and family room and with the bi-folding doors open to the garden it is the perfect socialising space for all the family to enjoy. Further benefits include: Over 2400 sq ft of accommodation, An impressive loft conversion which has created the most perfect bedroom suite with luxury en-suite, spacious master bedroom with built-in wardrobes and a smart en-suite shower room, 3 further double bedrooms with the third bedroom also benefiting from an en-suite shower, UPVC double glazing, gas radiator central heating system with an oversized water tank and quality floor coverings and interior decor throughout. To the front there is a large block paved driveway which provides great off road parking in front of the double garage. To the rear is a lovely family garden which offers a good degree of privacy.





Entrance Hall

Lounge  
17'3 max x 11'9

Study/Playroom  
11'7 x 8'9

Ground Floor WC  
5'3 x 4'2 max

Kitchen/Breakfast Room  
19'10 x 10'4

Breakfast Area  
8'9 x 6'2

Dining Area  
11'9 x 10'5

Family Room  
10'1 x 8'11

First Floor Landing

Master Bedroom  
14'10 x 11'9

En-Suite  
7'7 x 5'4

Bedroom 3  
10'9 x 9'5

En-Suite  
6'7 x 6'

Bedroom 4  
12'7 x 12' max

Bedroom 5  
12'3 x 8'9

Family Bathroom  
8'11 x 6'11

Stair Leading to Second Floor

Bedroom 2  
21'6 max x 11'10 max

En-Suite  
8'10 x 7'4

Tenure: Freehold  
Council Tax Band: F

Viewing strictly by  
appointment with  
Hawksbys on 01933  
724444

Agents Note: Hawksbys have not tested any apparatus, equipment, fitting or services and so cannot verify they are in working order. The Buyer is advised to obtain verification from their Solicitor or Surveyor.

Internal Photographs: If photographs are included showing the interior of a property, these are to show the layout, and purchasers should check to confirm whether any appliances are included in the purchase price.

Offer Procedure: To make an offer you will need to make an appointment with our Financial Advisor to be able to process your offer in the best possible light.

Floor Plans: The plans included in these details are provided for guidance purposes only to show the general layout of the property, they are in some instances NOT to scale.

Buying a house can be complex and stressful. We try very hard to make the transaction as smooth and as trouble free as possible for buyers by guiding them through the process at every stage, including helping them with their mortgage arrangements.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR ANY OTHER LOANS SECURED ON IT.**  
Life Assurance usually required.

**AGENTS NOTE: THE ICON ON THE MAP REPRESENTING THE PROPERTY DOES NOT SHOW ITS EXACT POSITION IN RELATION TO THE ROAD OR CUL-DE-SAC.**

Some of the photographs are taken with an extreme wide lens, as as 18mm, and in some circumstances make the rooms look larger than they are!

