



Francis Dickins Close Wollaston NN29 7RH
Freehold Price £345,000

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The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyors report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale.

Situated a short walk from Wollaston School is this extended four bedroom semi detached house with ensuite shower room that offers a 90ft rear garden and benefits from uPVC double glazing, gas radiator central heating and the addition of a 15ft conservatory. Three of the bedrooms are double with the master being 18ft. The accommodation briefly comprises entrance porch, entrance hall, lounge, dining room, kitchen, utility room, cloakroom, bedroom one with ensuite shower room, three further bedrooms, bathroom, gardens to front and rear and a garage.

Enter via double opening obscure glazed entrance doors to.

Porch

Tiled floor, obscure glazed entrance door with obscure glazed side panel to.

Entrance Hall

Radiator, telephone point, coving to ceiling, stairs to first floor landing, doors to.

Lounge

14' 6" max x 10' 6" max (4.42m x 3.2m)

Window to front aspect, radiator, wooden fire surround with marble effect hearth and fascia and coal effect gas fire fitted, T.V point, coving to ceiling, obscure glazed door to.

Dining Room

9' 8" x 8' 5" (2.95m x 2.57m)

Radiator, coving to ceiling, wood effect laminate floor, patio doors to conservatory, door to.

Kitchen

12' 5" x 7' 8" (3.78m x 2.34m) (This measurement includes area occupied by the kitchen units)

Comprising single drainer stainless steel sink unit with cupboards under, mixer tap, range of base and eye level units providing work surfaces, tiled splash areas, space for cooker, space for fridge, tiled floor, window to conservatory, door to.

Utility Room

Work surface with plumbing for washing machine and space for further appliance under, radiator, tiled floor, obscure glazed door to rear garden, door to garage, door to.

Cloakroom

White low flush W.C, wash basin, tiled splash areas, radiator, tiled floor, obscure glazed window to side aspect.

Conservatory

15' 6" x 8' 3" (4.72m x 2.51m)

Of brick and uPVC construction, tiled floor, glazed with French doors to rear garden.

First Floor Landing

Access to loft space, airing cupboard housing hot water cylinder, linen shelves, doors to.

Bedroom One

18' 8" x 10' 1" (5.69m x 3.07m)

Window to front aspect, obscure glazed window to side aspect, two radiators, fitted wardrobes, cabinets and drawers, coving to ceiling, door to.

Ensuite Shower Room

White suite comprising walk in shower, pedestal hand wash basin, low flush W.C, tiled splash areas, chrome effect towel radiator, wood effect laminate floor, obscure glazed window to rear aspect, electric extractor vent, coving to ceiling.

Bedroom Two

14' 1" max x 9' 3" max (4.29m x 2.82m)

Window to front aspect, radiator, coving to ceiling, fitted wardrobes.

Bedroom Three

10' 2" max x 9' 6" max (3.1m x 2.9m)

Window to rear aspect, radiator, coving to ceiling.

Bedroom Four

9' 9" max x 6' 11" max (2.97m x 2.11m)

Window to front aspect, radiator, coving to ceiling.

Bathroom

Comprising panelled bath with shower fitted over, pedestal hand wash basin, low flush W.C, tiled splash areas, chrome effect towel radiator, wood effect vinyl floor, obscure glazed window to rear aspect.

Outside

Rear garden - Approximately 90ft x 38ft, patio, lawn, wooden decking, greenhouse, pond, various plants and shrubs, outside tap, lights, wooden fence, gated access to front.

Front - Slate clippings, tree, grass area, courtesy light, driveway.

Garage

19' 4" x 10' 2" (5.89m x 3.1m)

Electric roller door, power and light connected, gas fired boiler serving central heating and domestic hot water, obscure glazed door to side.

Energy Performance Rating

This property has an energy rating of D. The full Energy Performance Certificate is available upon request.

Council Tax

We understand the council tax is band C (£2,054.31 per annum. Charges for 2025/2026).

Agents Note

Please be aware that some photographs used in our particulars are obtained using a wide-angle lens.

Conveyancing

We are able to offer a free quotation for your conveyancing from a panel of local solicitors or licensed conveyancers.

Offers

For offers to be submitted in the best light, the majority of vendors require us to confirm buyers have been financially qualified. We will require a Mortgage Certificate or Agreement In Principle (A.I.P.) and proof of deposit or cash. This information will be treated confidentially and will not be seen by any other party. We are obliged by law to pass on all offers to the vendors until contracts have been exchanged.

Money Laundering Regulations 2017 & Proceeds of Crime Act 2002

In order to comply with the above Regulations, an intending purchaser will be required to provide official I.D; proof of address, evidence of funding and source of deposit clearly showing the name of the account holder. If funds are being provided by a third party i.e. family, we will require the same from them too. We will verify clients identity electronically from the details provided. The information will be checked against various databases. This is not a credit check of any kind and does not affect credit history. We will retain a record on file.

General Data Protection Regulations 2018

Should you view or offer on this property, we will require certain pieces of personal information in order to provide a professional service to you and our client.

The personal information provided by you may be shared with the seller, but it will not be shared with any other third parties without your consent.

More information on how we hold and process your data is available on our website - www.richardjames.net

Mortgages

We are able to offer our clients mortgage advice through our association with an independent mortgage advisor. Written quotations are available on request. A life policy may be required.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

