



19 Hope Street | Bozeat | NN29 7LU



Matthew
Nicholas



Offers In The Region Of £595,000

A large and well appointed detached family home fronting a large, mature and private plot. Constructed for the current owner at the turn of the millenium, the property has been subject to numerous upgrades and alterations since new and presents beautifully. Enjoying a gas fired radiator/underfloor heating system and PVCu double glazing, the accommodation centres on a wonderful kitchen/family area opening to the garden. The large entrance hall also gives access to the WC, utility, study and sitting room. The first floor landing leads to the master bedroom with ensuite, three further double bedrooms and a large family bathroom. The property enjoys a driveway, large garage and purpose built workshop to the front, but the standout feature must be the delightful garden to the rear. Highly recommended.

- Bespoke detached four bedroom family home
- High quality contemporary kitchen and bathroom fittings
- Neutral decoration
- Beautiful mature gardens
- Versatile family living space
- Extremely well presented

Storm porch with part glazed door leading from the front into the

Entrance Hall

Radiator, dogleg staircase to the first floor landing, exposed oak flooring, coving, full height picture window to the side. Doors to most principal ground floor areas.

Guest WC

Fitted with a two piece suite comprising a low level WC with concealed cistern and vanity wash hand basin, tiled splash areas to half height, tiled floor, radiator, window to the side.

Study

10'4" x 9'9" (3.15m x 2.99m)

Window to side, radiator, dado rail, coving.

Sitting Room

11'3" x 23'0" (3.44m x 7.03m)

Window to the front and sliding patio doors to the rear, feature contemporary woodburner on granite hearth, radiator, wall light points, coving.

Kitchen/Family Room

Dining Area

10'3" x 11'2" (3.13m x 3.41m)

Vertical radiator, open shelving, exposed oak flooring. Opens out top the kitchen and family areas.

Kitchen Area

10'3" x 16'1" (3.13m x 4.91)

Fitted with a comprehensive range of contemporary cabinetry with quartz worksurfaces above. Inset undermount twin stainless steel sinks with mixer tap, NEFF ceramic hob on central island with extraction above, corresponding eye level oven, convection/microwave and integrated coffee machine. Integrated dishwasher and fridge/freezer, quartz upstands, downlights, exposed oak flooring. Opens through into the family and dining areas. Doors to the utility room and entrance hall.

Family Area

20'10" x 9'6" (6.36m x 2.92m)

Large sliding glazed doors to the terrace and further feature windows to each side, Velux style windows to feature vaulted ceiling. Underfloor heating, exposed oak flooring.

Utility Room

Fitted with a range of units to compliment the kitchen with worksurface above and inset sink. Plumbing for washing machine, radiator, tiled floor. Part glazed door to the side.

First Floor Landing

Window to the front, radiator, loft access, wall light points, coving, doors to all principal first floor rooms.

Master Bedroom

10'7" x 16'6" (3.24m x 5.05m)

Window to rear, radiator, built in wardrobes, wall light points, coving.

Ensuite

Fitted with a three piece suite comprising a low level WC with concealed cistern, vanity wash hand basin and tiled shower cubicle with glazed door, tiled areas to all walls, tiled floor, towel warmer, downlights, window to the side.

Bedroom Two

10'11" x 11'1" (3.35m x 3.38m)

Window to the rear, radiator, coving.

Bedroom Three

11'1" x 11'8" (3.40m x 3.57m)

Window to the front, radiator, coving.

Bedroom Four

8'7" x 11'1" (2.63m x 3.39m)

Window to the rear, radiator, coving.

Bathroom

Fitted with a three piece suite comprising a low level WC with concealed cistern, vanity wash hand basin and larger walk in tiled shower cubicle with glazed panel to the side, upstand splash areas, towel warmer, radiator, downlights, window to the side.

Outside

The property is approached by a large block paved driveway providing parking for four cars. This leads to the main entrance door, gated access to the rear garden and the garage/workshop.

Garage

Up and over door, power and light connected, personal door to the rear.

Workshop

Power and light connected.

Rear Garden

A delightful mature garden surrounded by mature hedging and trees. A raised terrace at the rear of the house provide ample seating pace with steps leading down to the main lawn. Well stocked borders to three sides with mature fruit trees. Timber shed. Enjoying a high degree of privacy.

Material Information

Electricity Supply: Mains

Gas Supply: Mains

Water Supply: Mains (Metered or Rateable)

Sewerage: Mains

Heating: Gas radiators and underfloor.

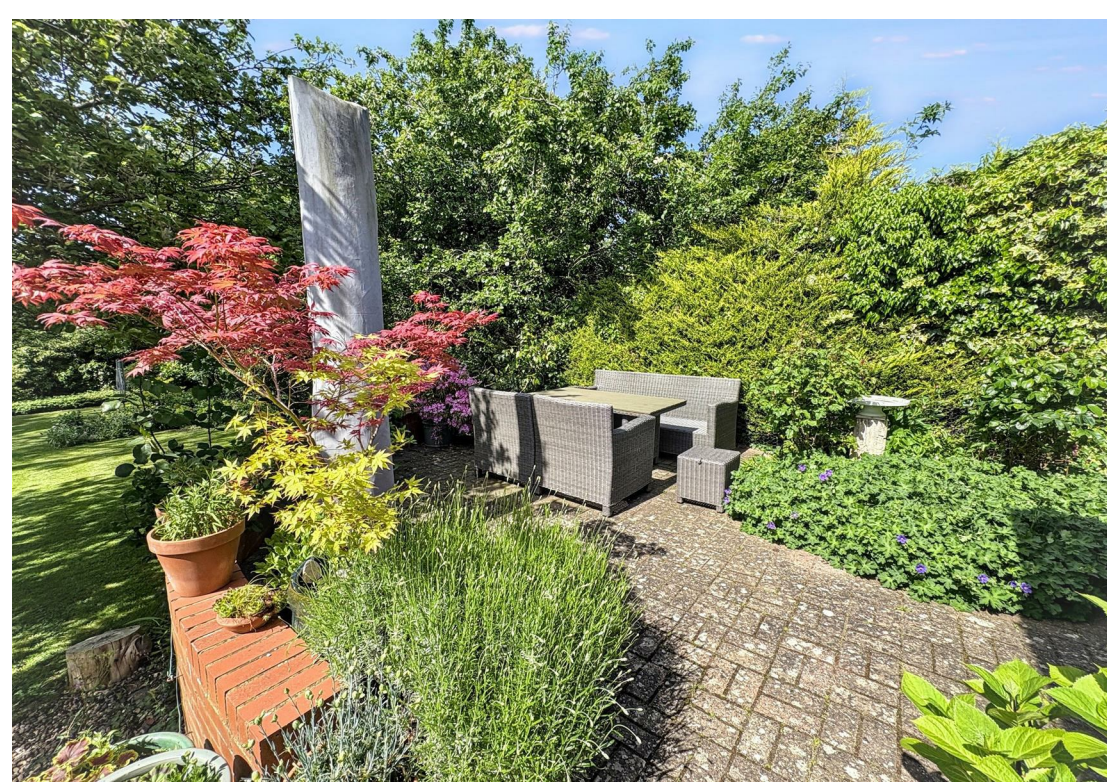
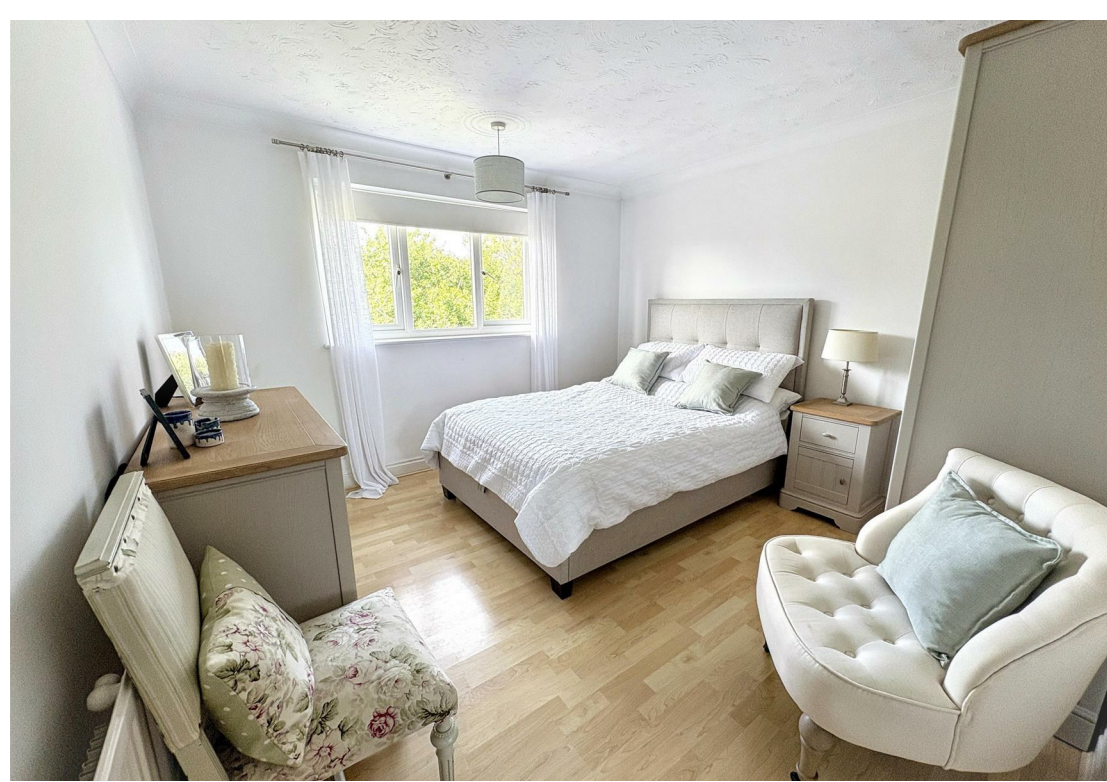
Broadband: We would recommend that any potential buyers conduct their own investigations using Openreach and Ofcom checkers.

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

Should you wish to submit an offer on any property through Matthew Nicholas Estate Agents Limited, you will be required to demonstrate your ability to finance that offer with bank statements, mortgage pre-approval confirmations and/or written confirmation of your status from a solicitor or financial advisor.

Prior to acceptance of any offer on our clients behalf, you will be required to pass an ID and anti-money laundering check. This is conducted via a third party and is chargeable at £60 (inc Vat) per transaction. Please call the office to confirm how to settle it.





Further Information



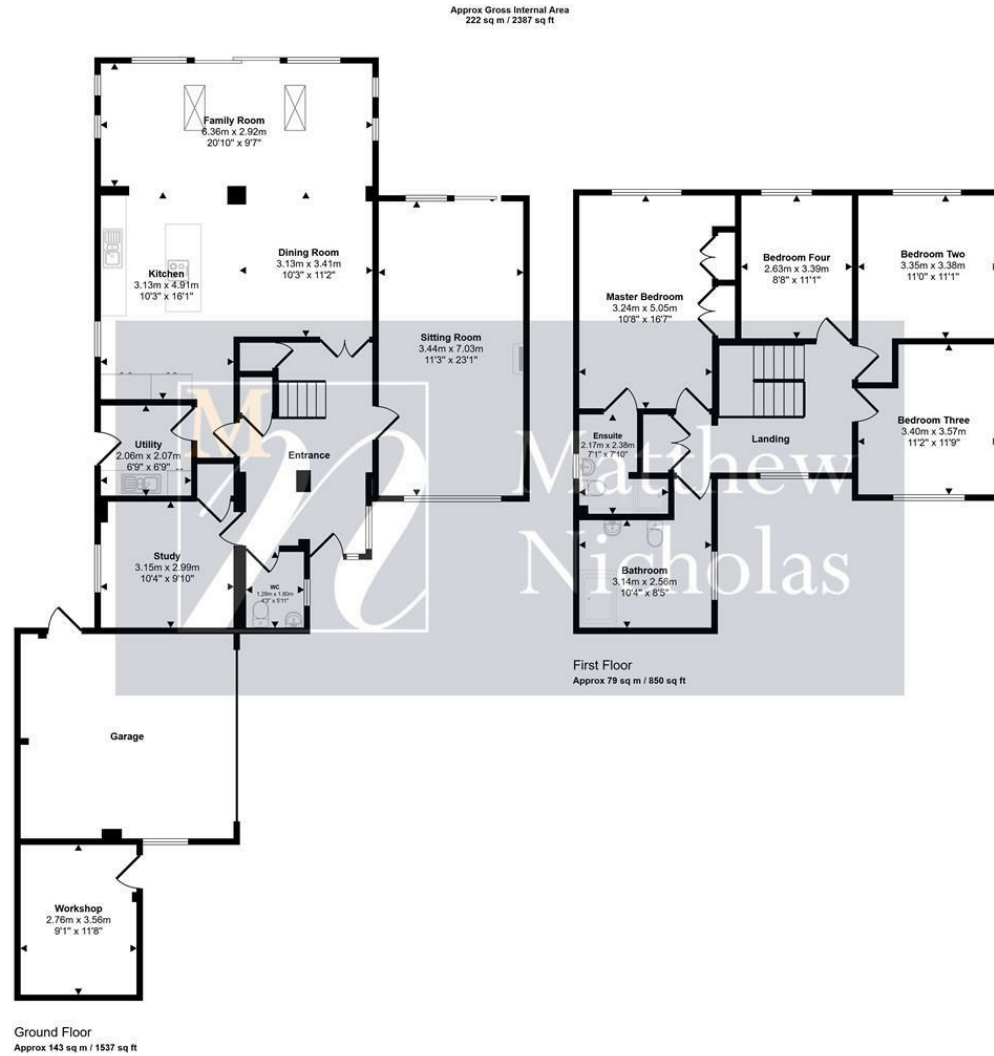
Local Authority: North Northamptonshire Council

Tax Band: E

Floor Area: 2387.00 sq ft

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

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales	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 Simpley 900.

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