



9 Feast Field Close | Wollaston | NN29 7QG



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## Offers In The Region Of £350,000

A well-presented Westbury Homes built four bedroom detached property enjoying a private rear garden, conservatory and detached single garage. Boasting PVCu double glazing, a gas radiator heating system, kitchen/breakfast and two bathrooms, the property is offered with no chain and has been subject to recent internal redecoration in neutral shades. Offering an entrance hall, guest WC, two reception rooms, kitchen/breakfast and utility. The first floor landing leads to a family bathroom to serve three bedrooms and the master bedroom with ensuite shower room. West facing garden, drive and garage. Viewing is recommended.

- Westbury built detached family house
- Gas fired radiator heating system
- Recent redecoration
- Cul-de-sac location close to village centre
- PVCu double glazing
- No onward chain

Part-panelled part-glazed door leading from the front into the

### **Porch**

9'5" x 4'7" (2.88 x 1.42)

Window to front and side, radiator

### **Hallway**

Dog-leg staircase to first floor with storage beneath, radiator, coving, central heating thermostat. Panelled doors to all principal ground floor rooms.

### **Guest WC**

5'0" x 3'4" (1.53 x 1.03)

Fitted with a two piece suite in white with tiled splash areas, obscured window to the front

### **Sitting Room**

11'3" x 15'5" (3.44 x 4.70)

Feature decorative fireplace, radiator, TV point. French doors to

### **Conservatory**

9'1" x 9'9" (2.79 x 2.99)

Glazing to three sides with French doors to the garden. Tiled flooring.

### **Dining Room**

11'1" x 8'8" (3.38 x 2.66)

Window to front, radiator, coving.

### **Kitchen/Breakfast**

11'8" x 11'7" (3.58 x 3.54)

Fitted with a range of wood fronted units with roll edged work surfaces above. Inset one and a half bowl single drainer stainless steel sink with mixer tap, stainless steel gas hob with double electric oven beneath and extractor hood above. Plumbing and space for dishwasher, space for fridge/freezer, tiled splash areas, peninsula breakfast bar. Radiator, tiled effect floor. Window and glazed door to the garden, door to the utility.

### **Utility**

4'11" x 6'7" (1.50 x 2.01)

Window to side, plumbing for washing machine.

### **First Floor Landing**

Radiator, panelled doors to all bedrooms, bathroom and airing cupboard housing a gas fired central heating boiler.

### **Bedroom One**

9'10" x 11'9" (3.02 x 3.59)

Window to rear, radiator, built-in wardrobes. Further door to

### **Ensuite**

Fitted with a three piece suite including tiled shower cubicle with concertina style glazed door and shower unit. Tiled splash areas, expelair, obscured window to side.

### **Bedroom Two**

11'1" x 9'0" (3.40 x 2.75)

Window to front, radiator, built-in wardrobes.

### **Bedroom Three**

9'11" x 9'7" (3.03 x 2.94)

Window to front, radiator, access to loft, built-in wardrobe.

### **Bedroom Four**

6'5" x 8'8" (1.98 x 2.65)

Window to rear, radiator.

### **Bathroom**

6'3" x 5'4" (1.91 x 1.65)

Fitted with a three piece suite including twin grip bath with additional shower above. Tiled splash areas, radiator, strip light/shaver socket, Xpelair, obscured window to rear.

### **Outside**

The property enjoys a corner plot with paving and stone frontage. Pathway to the main entrance door. Driveway providing off-road parking for up to three vehicles at the side which leads to both the single garage and a pedestrian gate to the rear garden.

### **Garage**

8'1" x 15'10" (2.48 x 4.84)

Up and over door, power and light connected.

### **Rear Garden**

Primarily paved with areas of gravel and planting. Fence enclosed with a gate to side access. West facing in aspect.

### **Material Information**

Electricity Supply: Mains

Gas Supply: Mains

Water Supply: Mains (Metered or Rateable)

Sewerage: Mains

Heating: Gas radiators

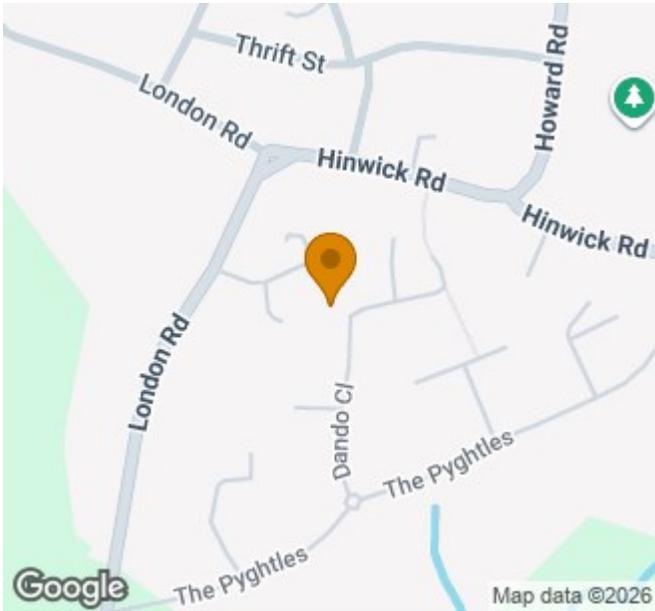
Broadband: We would recommend that any potential buyers conduct their own investigations using Openreach and Ofcom checkers.

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

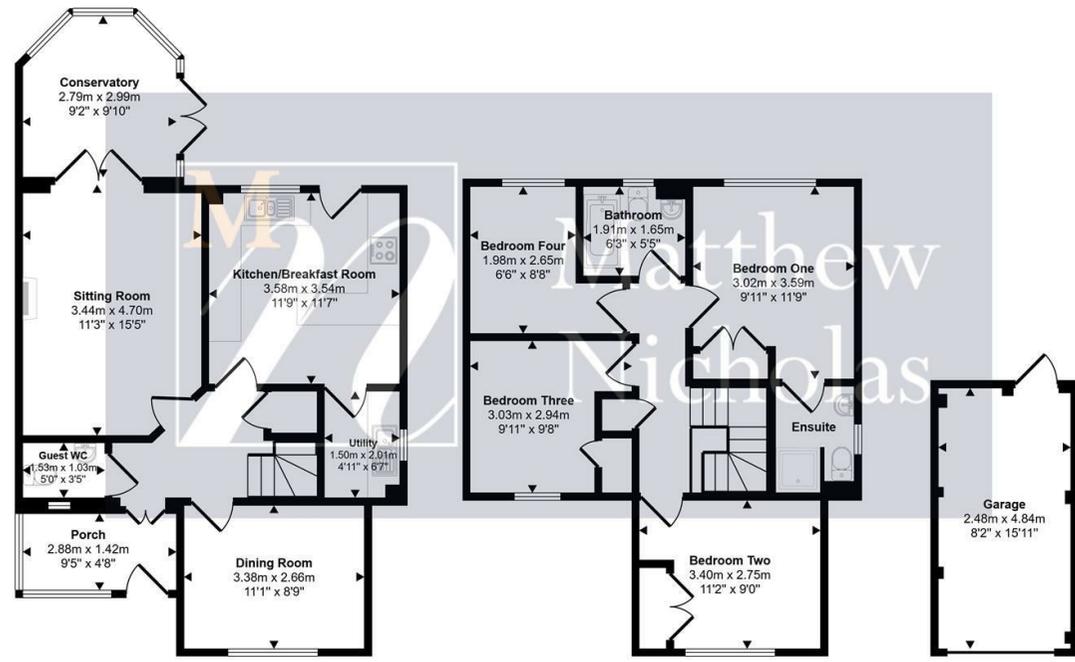




# Further Information



Approx Gross Internal Area  
127 sq m / 1363 sq ft



Ground Floor  
Approx 63 sq m / 683 sq ft

First Floor  
Approx 51 sq m / 551 sq ft

Garage  
Approx 12 sq m / 129 sq ft

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.

Local Authority: North Northamptonshire Council;

Tax Band: D

Floor Area: 1363.00 sq ft

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
69	79
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) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	

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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