



5a Green Road | Brafield On The Green | NN7 1BE



Matthew
Nicholas



Offers In The Region Of £389,995

A recently completed brand new three bedroom end of terraced property enjoying a corner plot, parking and located in this popular village. Finished to a high standard with contemporary fixtures and fittings, the property boasts an air source heat pump heating system with under floor heating to ground floor, PVCu double glazing, neutral decoration and flooring. A turn key solution for a family, the property comprises of a hall, guest WC, sitting room and a large focal beautifully fitted kitchen/dining room with twin sets of doors opening to the garden. To the first floor offers two double bedrooms, a single bedroom and a contemporary family bathroom. The outside provides a generous garden to the rear and side ready for landscaping and a stone driveway to the front offering off road parking. Viewing is advised.

- Brand new construction
- Off road parking for two cars
- High efficient heat pump
- South and east facing gardens
- Contemporary kitchen and bathrooms
- Under floor heating throughout ground floor

Composite door leading into

Entrance Hall

5'10" x 6'6" (1.80 x 1.99)

Stairs to first floor landing, doors to guest WC, dining room and

Sitting Room

9'5" x 12'11" (2.89 x 3.95)

Window to front, spot lights.

Guest WC

Two piece suite comprising a low level WC, hand wash basin on vanity unit, tiled splash areas, extractor, spot lights, obscured glazed window to front.

Dining Room

10'1" x 10'2" (3.08 x 3.12)

Windows to side and bifold doors to rear garden, opening into kitchen and cupboard housing hot water tank, under floor heating manifolds and heating controls.

Kitchen

9'8" x 15'3" (2.95 x 4.67)

Fitted with a range of base and eye level units with a quartz worksurface above, inset single sink with stainless steel mixer tap above, integrated fridge freezer, integrated dishwasher and washing machine, low level oven, electric hob with extractor above, bin draw, oversized worksurface offering breakfast bar space, spot lights, window to rear, patio doors to rear garden.

First Floor Landing

Window to rear, radiator, loft access hatch, doors to all first floor rooms.

Bedroom One

11'3" x 11'11" (3.45 x 3.64)

Window to front, radiator, spot lights.

Bedroom Two

10'2" x 8'4" (3.11 x 2.56)

Window to front, radiator, spot lights.

Bedroom Three

10'2" x 8'4" (3.11 x 2.56)

Window to rear, radiator, spot lights.

Bathroom

10'11" x 4'9" (3.34 x 1.46)

Fitted with a three piece suite comprising a low level WC, hand wash basin on a floating vanity unit, bath with integrated shower controls, rainfall shower head, glazed screen, full height tiled splash areas, heated mirror, towel warming radiator, extractor, spot lights, obscured glazing window to rear.

Rear Garden

Immediately abutting the rear of the property is a slabbed patio area which extends to provide a pathway across the perimeter of the property and around the side. The remainder is laid to lawn and is ready to be landscaped further. The whole is enclosed with a combination of timber feather board fencing and low level picket fencing.

Outside

The property sits in front of a large open gravelled area providing off road parking for two vehicles, there is also a shared alley way providing private access to the rear garden, electric car charger, lighting.

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.

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. Please call the office to confirm details of that charge and how to settle it.





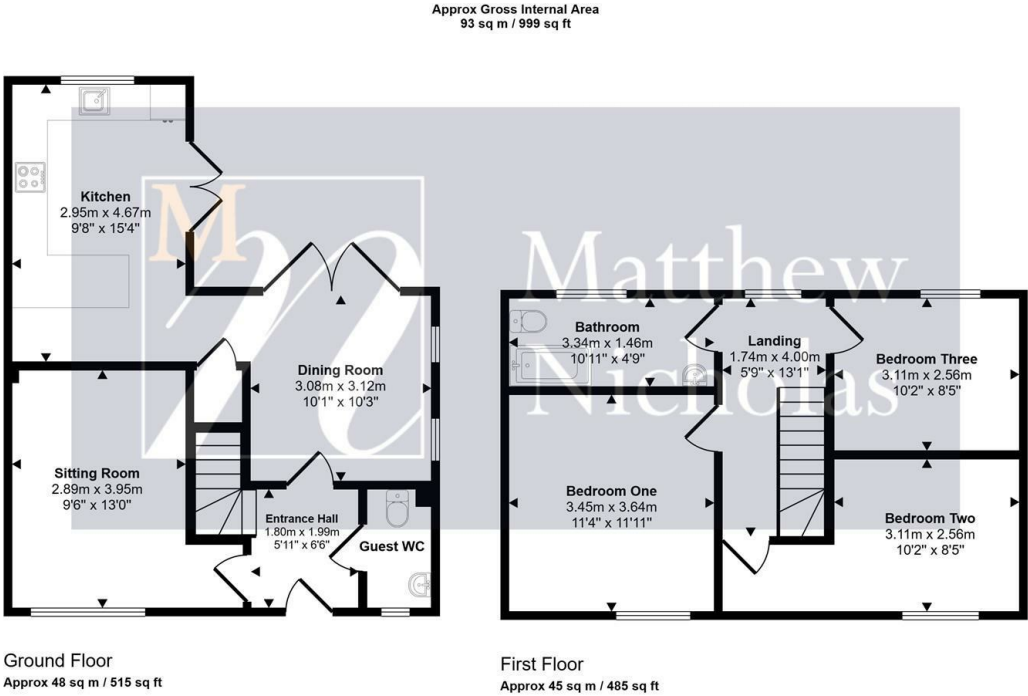
Further Information



Local Authority: West Northamptonshire Council
Tax Band: New Build
Floor Area: 999.00 sq ft

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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 Snappy 360.

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.

27-29 Newton Road, Wollaston
Northamptonshire
NN29 7QN
T 01933 663311
E enquiries@matthewnicholas.co.uk
W www.matthewnicholas.co.uk

