



21 Roses Close | Wollaston | NN29 7ST



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## Offers In The Region Of £499,995

An extended contemporary detached family home with south facing garden towards the edge of the village. Offering well finished and versatile accommodation at the far end of a cul-de-sac, viewing is strongly advised. The property boasts a gas fired radiator heating system, PVCu double glazing, a well fitted kitchen and award winning bathroom. The accommodation briefly comprises of a hallway, kitchen/family/dining room, sitting room, snug, utility and guest WC. The first floor landing leads to the master bedroom with dressing area and ensuite bathroom. The three further bedrooms are served by a family bathroom. Gardens, driveway and single garage.

- Extended four bed detached family home
- Cul de sac location
- Recently refitted kitchen and bathrooms
- Single garage and off road parking
- Large south facing garden
- Master bedroom suite with dressing area

Composite entrance door with decorative glazing leading from the front into the entrance hall.

### **Entrance Hall**

Down-light, oak door to the cloaks/store, square opening to the kitchen/dining/family.

### **Dining/Family Area**

15'3" x 14'6" (4.65 x 4.42)

Window to the front, two vertical radiators, TV point, staircase with feature glazed screen to the first floor, oak door to utility, opening through to the kitchen area.

### **Kitchen Area (L-shaped room)**

16'9" x 18'3" (5.12 x 5.57)

Fitted with a range of contemporary base and eye-level units with slate and granite effect worksurfaces above, inset one and a half bowl sink with mixer tap, induction hob with built in extractor, integrated microwave, twin ovens, larder style fridge freezer and integrated dishwasher, under counter wine fridge, up-stands and tiled splash backs, pantry style store, two kickboard heaters, down-lights and feature pendant lighting, vertical radiator, two windows and sliding patio doors to the rear, further oak door to the sitting room

### **Sitting Room**

13'9" x 18'11" (4.21 x 5.77)

Sliding patio doors to the rear, vertical radiator, TV point, down-lights, further oak door to the snug/media room.

### **Snug Room**

13'1" x 8'2" (4.01 x 2.49)

Window to the front, radiator, TV point, feature shelving with integrated LED strip lighting.

### **Utility Room**

6'11" x 2'7" (2.12 x 0.80)

Plumbing and space for washing machine, low-level cupboard, further door to the guest cloakroom/WC.

### **Guest Cloakroom/WC**

6'0" x 2'10" (1.83 x 0.88)

Fitted with a contemporary two-piece suite including concealed cistern WC with storage above, wash hand bowl set on worksurface with cupboard storage beneath and tiled splash area, towel warmer, down-lights, tiled floor.

### **First floor landing**

Window to the side, vertical radiator, feature LED lighting, two loft access hatches, built-in storage, down-lights, oak doors to all principal first floor rooms and large walk-in store.

### **Master Bedroom**

13'5" x 10'4" (4.10 x 3.15)

Window to the rear, radiator, TV point, down-lights.

### **Dressing Area**

8'8" x 9'5" (2.65 x 2.88)

Window to rear, fitted with a range of built-in wardrobes, radiator, down-lights, further oak door to the ensuite bathroom.

### **Ensuite Bathroom**

6'4" x 8'9" (1.95 x 2.67)

Recently refitted with a contemporary four piece suite including claw foot bath with gold mixer tap above, wash hand basin, WC and larger than average shower cubicle with rainfall shower head, glazed screen and door, tiled splash areas, towel warmer, heated and illuminated mirror, down-lights obscured window to the rear.

### **Bedroom Two**

15'5" x 12'9" (4.70 x 3.91)

Currently being redecorated, two windows to the front, TV point, vertical radiator, built-in wardrobes, over stairs store.

### **Bedroom Three**

12'11" x 10'7" (3.95 x 3.23)

Window to the front, radiator, TV point.

### **Bedroom Four**

9'7" x 8'0" (2.93 x 2.44)

Window to the side, radiator, TV point, down-lights.

### **Family Bathroom**

5'10" x 5'7" (1.79 x 1.71)

Fitted with a three-piece suite including low-level WC, vanity wash hand basin with mixer tap and corner shower cubicle with glazed door/screen, tiled splash areas, towel warmer, xpelair, down-lights, obscured window to the side.

### **Outside**

The property stands behind a gravelled frontage providing off-road parking for several vehicles. Retained by low-level walling, access to the main entrance door and also via a further single width driveway to the side of the property allowing access to the garage and rear garden.

### **Rear Garden**

Immediately abutting the rear of the house is a large full width paved patio area. The remainder of the garden being laid to lawn with established and well-stocked flower/shrub borders, further areas of paving and to the far end, a raised decked seating area with timber tool shed, pergola with external power point.

### **Single Garage**

8'2" x 15'11" (2.50 x 4.87)

With up and over door, personal door to the rear garden and power.

### **Material Information**

Electricity Supply: Mains

Gas Supply: Mains

Water Supply: Mains (Metered or Rateable)

Sewerage: Mains

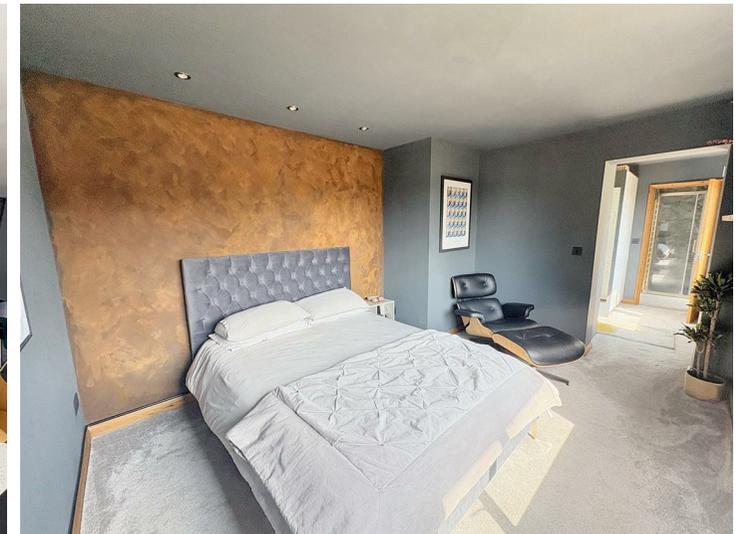
Heating: Gas radiators

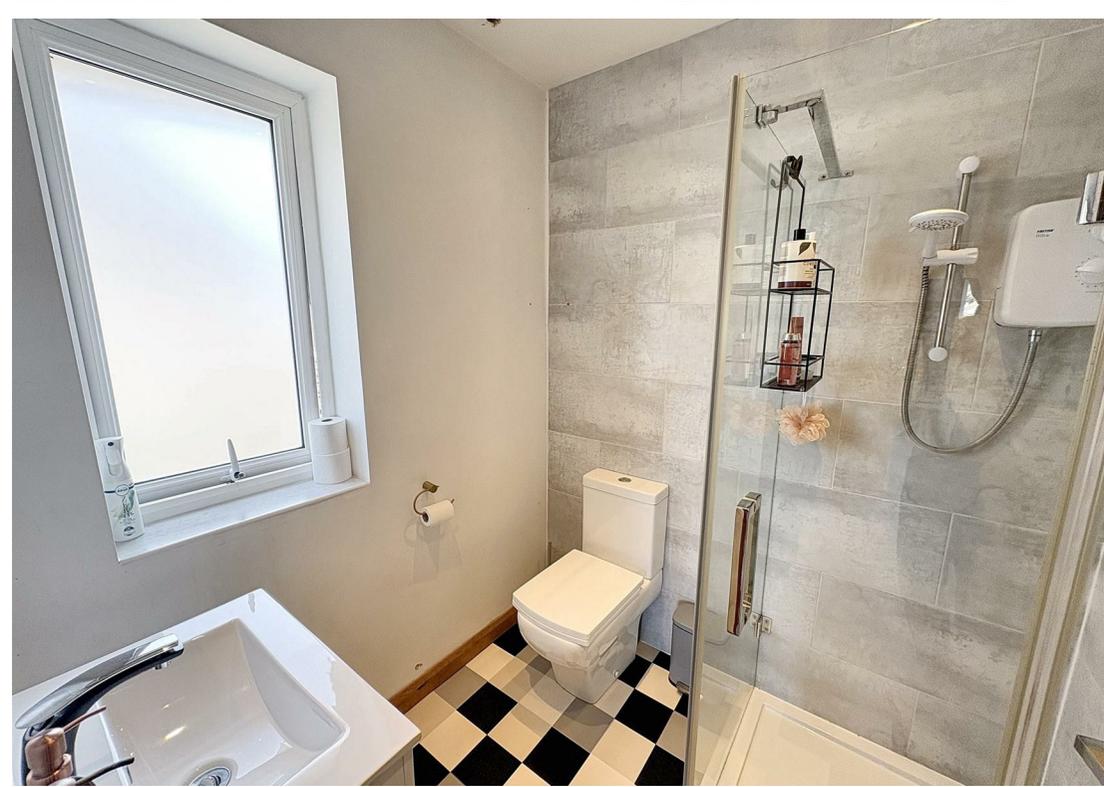
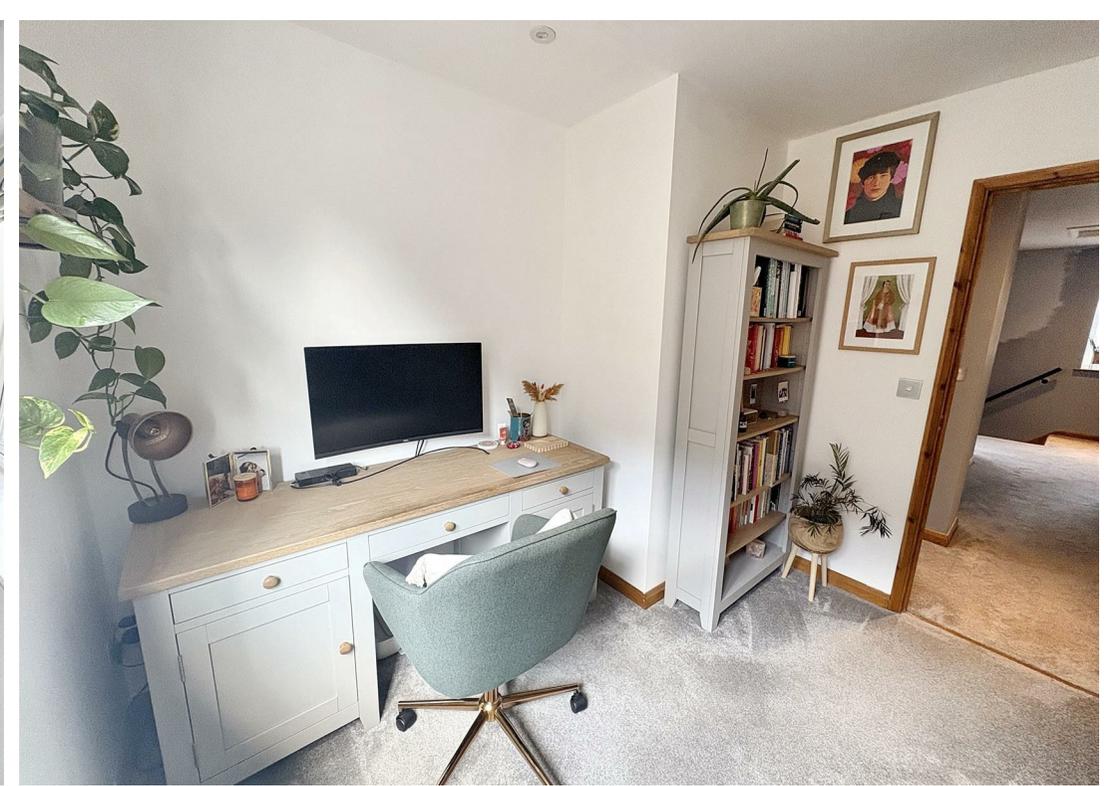
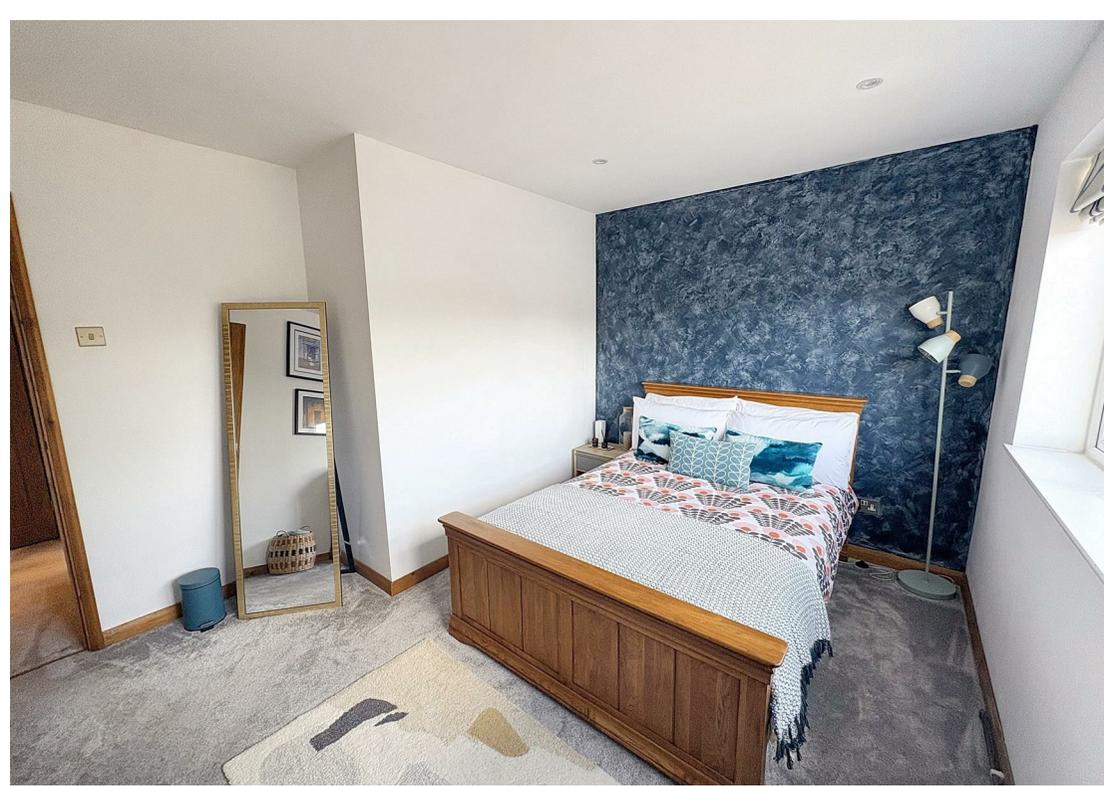
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Mobile Signal/Coverage: We would recommend that any potential buyers conduct their own investigations using the Ofcom checker.

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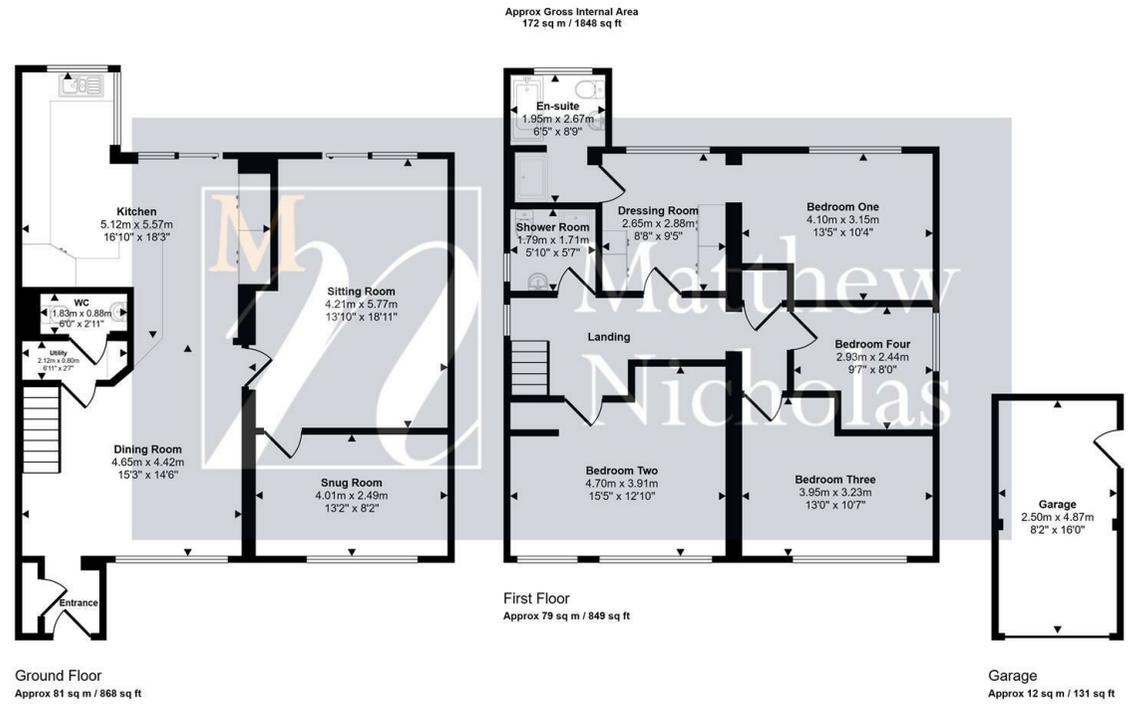
# Further Information



Local Authority: North Northamptonshire Council

Tax Band: E

Floor Area: 1848.00 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.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>81</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	
<b>69</b>	
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>	<b>81</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	
<b>69</b>	
EU Directive 2002/91/EC	

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