

CHARLES ORLEBAR

Estate Agents & Auctioneers

24 Wollaston Road, Bozeat, NN29 7LT

Offers In Excess Of £254,800

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24 Wollaston Road

Bozeat, NN29 7LT

Offers In Excess Of £254,800

- 2 Bedrooms
- Village location
- Log burner
- Quiet and private position
- Large outbuilding currently used as gym
- Immaculate condition
- Modern kitchen
- Family bathroom and w/c



Situated in the popular Northamptonshire village of Bozeat, this beautifully presented two-bedroom end terrace home has been lovingly refurbished by the current owners and offers stylish, move-in-ready accommodation with the added benefit of a substantial outbuilding ideal for home working or hobbies.

The property has undergone extensive improvements including re-plastering throughout, a modern refitted kitchen, tasteful décor and landscaped gardens, creating a home that combines character with contemporary living.

Internally, the accommodation is well presented throughout and offers bright, comfortable living space ideal for first-time buyers, downsizers or those seeking a village lifestyle. Outside, the landscaped garden provides an attractive space to relax and entertain, whilst the standout feature is the impressive detached outbuilding with power connected. Offering exceptional versatility, this space could be utilised as a home office, gym, studio, workshop or business premises.

Bozeat is a thriving village with a strong community feel, offering a popular public house, local shop, village hall, recreational facilities and a well-regarded primary school. The surrounding countryside provides excellent walking opportunities, whilst commuters benefit from easy access to Wellingborough, Northampton, Milton Keynes and Bedford, with convenient road links via the A509 and A45 and rail services from nearby Wellingborough station.

An excellent opportunity to acquire a stylish and improved village home with flexible additional workspace.

Early viewing is highly recommended

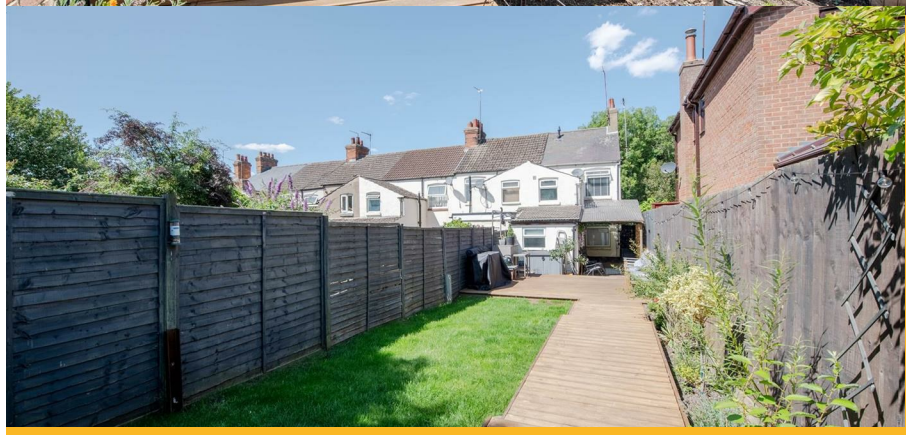


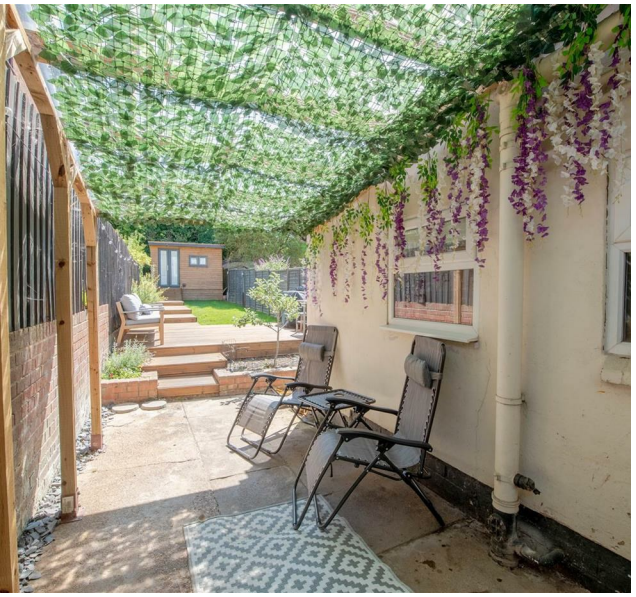


Porch	1'11" x 2'7" (0.59m x 0.78m)
Inner Hallway	2'9" x 2'7" (0.84m x 0.78m)
Living Room	12'7" x 11'9" (3.83m x 3.59m)
Dining Room	9'3" x 8'11" (2.83m x 2.71m)
Kitchen	12'4" x 5'10" (3.75m x 1.78m)
WC	2'9" x 4'6" (0.84m x 1.38m)
Landing	4'9" x 11'9" (1.46m x 3.59m)
Bedroom 1	9'3" x 12'1" (2.82m x 3.68m)
Bedroom 2	7'10" x 8'4" (2.38m x 2.54m)
Bathroom	7'10" x 5'9" (2.39m x 1.74m)
Garden Room	21'0" x 10'10" (6.41m x 3.30m)







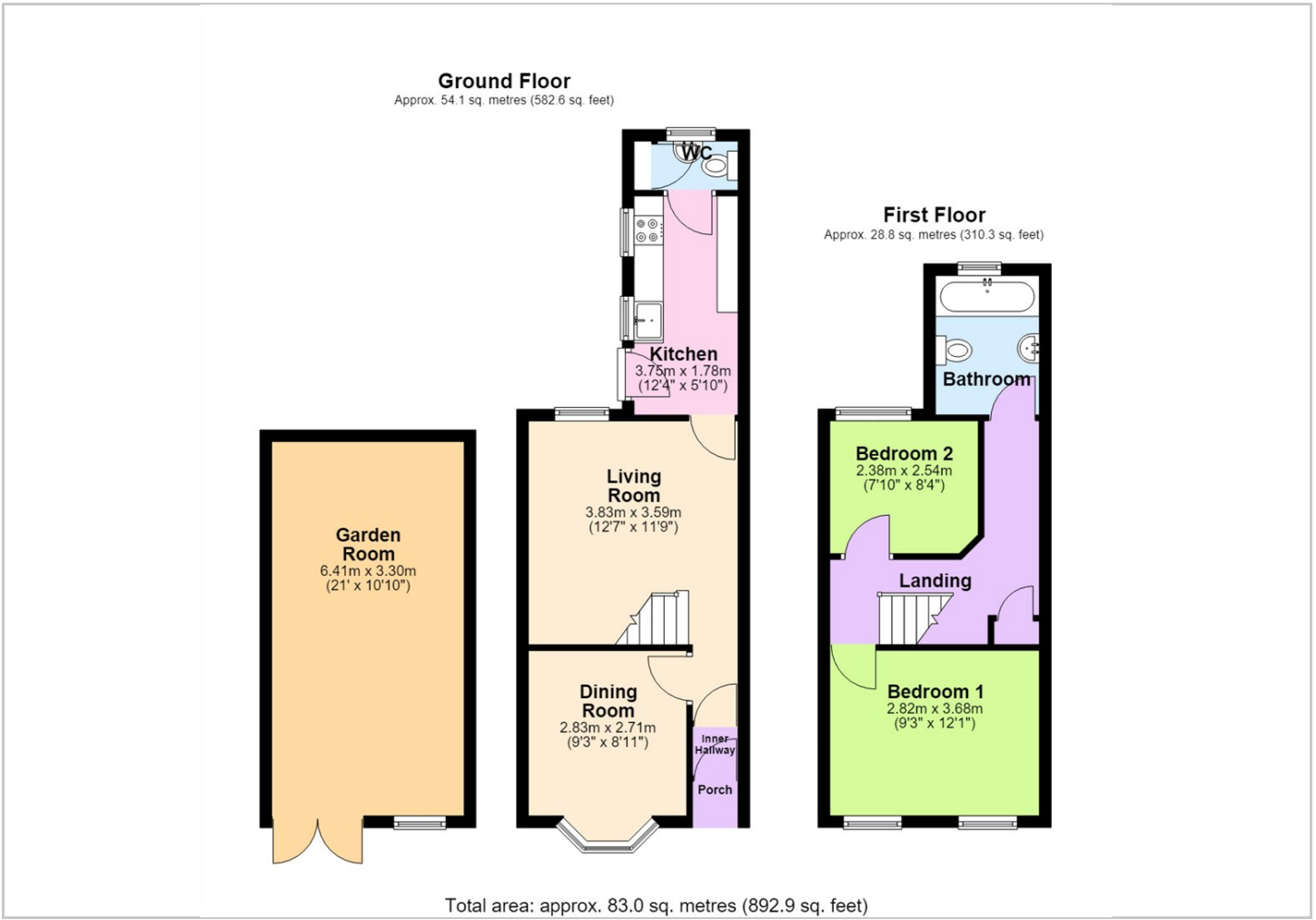




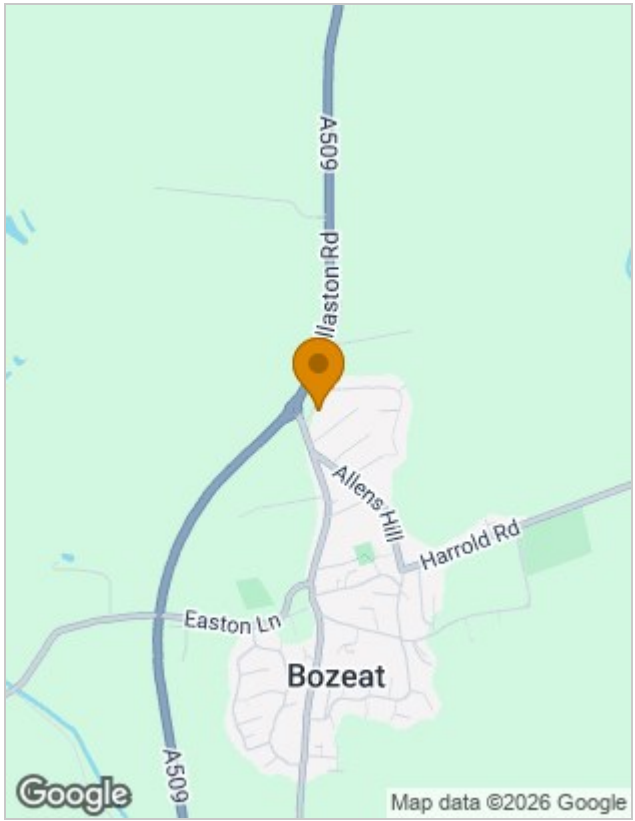

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CHANEL



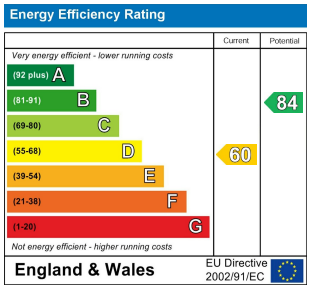
Floor Plans



Location Map



Energy Performance Graph



Council Tax Band: B
North Northants

Tenure: Freehold

Viewing

Please contact our Sales Office on 01933313600 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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