

11 Abbey Close | Bozeat | NN29 7NU

Matthew Nicholas







Offers In The Region Of £325,000

A well presented modern yet established three bedroom semi-detached house which has been subject to a number of improvements such as a large conservatory, rear extension and garage conversion now offering a family room/bedroom four and a ground floor shower room. Enjoying landscaped, low maintenance gardens, a gas fired radiator heating system, PVCu double glazing, a well-fitted kitchen/dining room and contemporary white fitted bathroom, the property occupies a cul-de-sac position. Comprising a hallway, sitting room, kitchen/diner, conservatory, utility, shower room and family room/bedroom four. To the first floor the landing allows access to three bedrooms and the bathroom.

- Three/four bedroom semi detached
- Off road parking for multiple vehicles
- Cul de sac location
- Ground floor shower room & bathroom
- Family room/bedroom four on ground floor
- Low maintenance gardens

Entrance Hall
Stairs to first floor landing, radiator, herringbone style flooring, under stairs cupboard, panel doors to kitchen and

Sitting Room
12'0" x 13'7" (3.68 x 4.16)
Bay window to front, radiator, feature fireplace on tiled hearth with wooden mantle and surround, wall lights, coving.

Kitchen/Breakfast
18'4" x 8'3" (5.59 x 2.53)
Fitted with a range of base and eye level units finished in a cream gloss with rolled edge worksurfaces above, inset one and half bowl sink with drainer, stainless steel mixer tap above, low level oven, gas hob with extractor above, space and plumbing for washing machine, space for breakfast table and fridge freezer, radiator, PVCu door into

Conservatory
16'6" x 13'5" (5.04 x 4.11)
PVCu construction with polycarbonate roof, tiled flooring, PVCU door to the rear garden, panel door to

Utility Room
8'9" x 5'2" (2.69 x 1.60)
Window to rear, radiator, space and plumbing for washing machine, base and eye level units, butler sink, quarry tiled flooring with panel doors to family room and

Shower Room
5'5" x 5'9" (1.66 x 1.77)
Recently fitted with a three piece suite comprising a low level WC, hand wash basin, and corner shower tray, thermostatic shower with twin heads, bush boarding and tiled splash areas, obscured glazed window to side.

Family Room/Bedroom Four
8'9" x 19'3" (2.67 x 5.89)
Twin PVCu doors to front with sidelights on both sides, down lights, wooden effect flooring.

First Floor Landing
Window to side, loft access hatch, doors to all first floor rooms.

Bedroom One
10'1" x 8'11" (3.09 x 2.74)
Window to rear, radiator, built in shelving/wardrobes.

Bedroom Two
8'10" x 11'6" (2.70 x 3.51)
Window to front, radiator.

Bedroom Three
8'10" x 8'2" (2.71 x 2.49)
Window to front, radiator, built in storage cupboards.

Bathroom
7'6" x 5'2" (2.29 x 1.60)
Fitted with a three piece suite consisting of a low level WC with concealed cistern, hand wash basin and bath wide side panel, thermostatic shower with rainfall shower head, tiled splash areas, towel warming radiator, extractor fan, towel rails, obscured glazing to side and rear.

Outside
The property is approached by a cobbled pathway and sits behind a large frontage laid predominantly to shingle offering off road parking for numerous vehicles, the remainder is planted with small shrubs and wisteria, the whole is enclosed by a combination if fencing and hedging.

Rear Garden
Immediately abutting the rear is a paved patio area extending across teh width of garden, the remainder is laid to a shingled play area enclosed by low level picket fencing, large shed/summerhouse, outside tap, gate to side, the whole is enclosed with a combination of feather board fencing.

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.

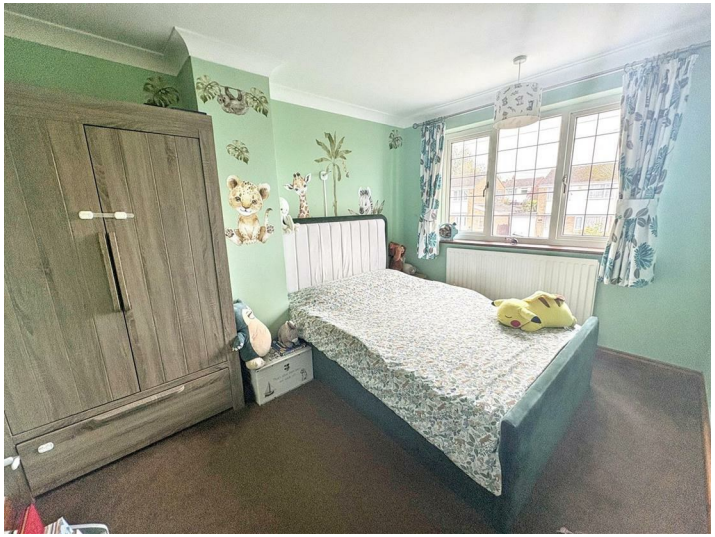
Should you wish to submit an offer on any property through Matthew Nicholas Estate Agents Limited, you will be required to demonstrate your ability to finance that offer with bank statements, mortgage pre-approval confirmations and/or written confirmation of your status from a solicitor or financial 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 at £60 (inc Vat) per transaction. Please call the office to confirm how to settle it.



















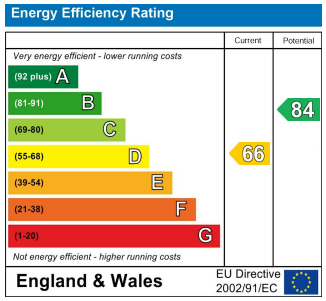
Further Information

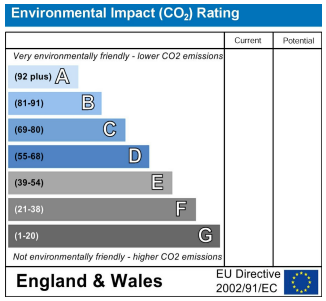


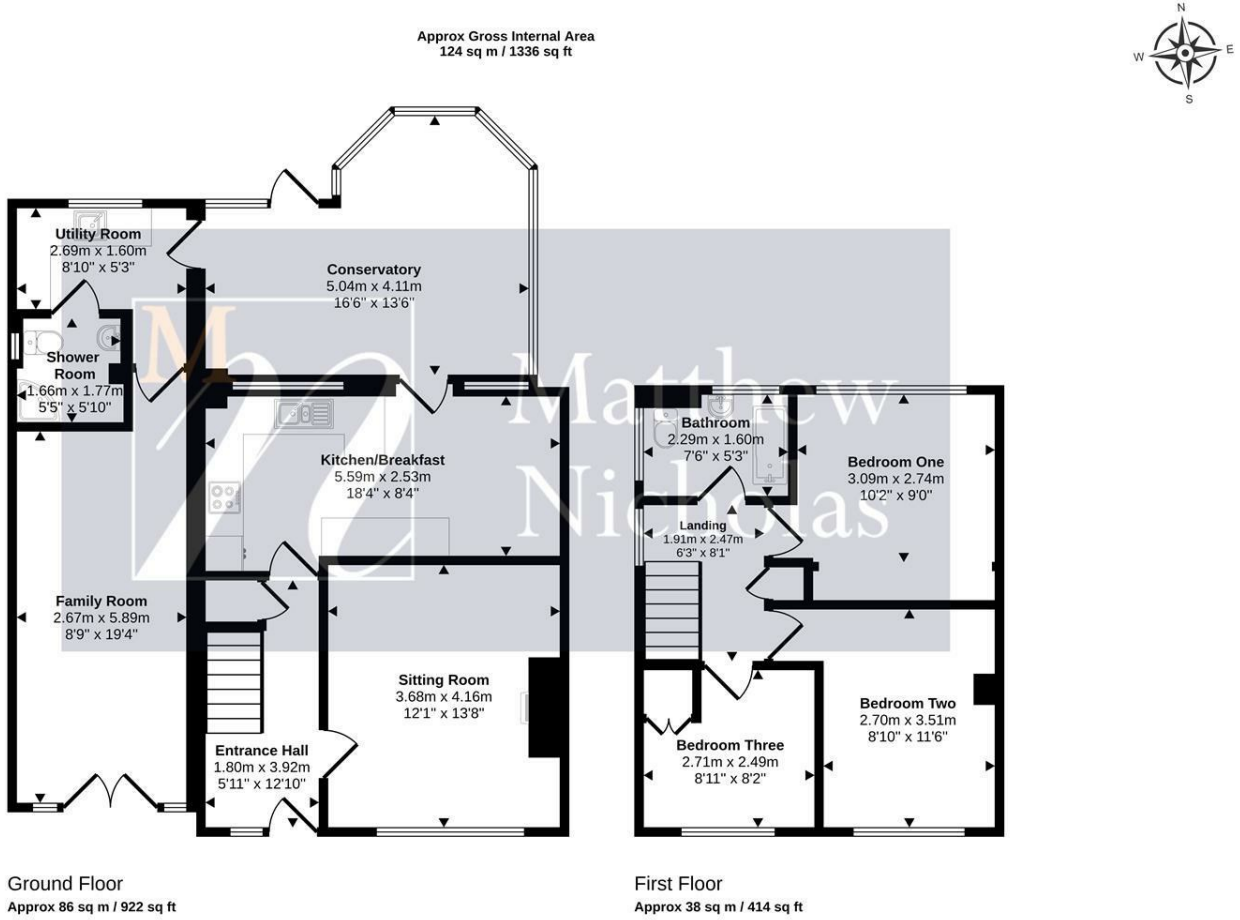
Local Authority: North Northamptonshire Council

Tax Band: B

Floor Area: 1336.00 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.

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

Matthew Nicholas