



63 York Road | Wollaston | NN29 7SG



Matthew
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Offers In The Region Of £650,000

An individual Underwood built detached house enjoying a gated south facing plot and offering versatile accommodation over two floors on this sought after road on the edge of the village. The house offers an entrance hall, sitting room, dining room, large kitchen/dining room, family room, office, utility and guest WC/shower room. A fifth bedroom/further reception room also exists to the ground floor. To the first floor are four bedrooms, the master of which enjoys a dressing area, ensuite bathroom and access to a large balcony overlooking the garden and Nene Valley beyond. A family bathroom serves the secondary bedrooms and there is also a study/store room to the rear on the first floor. A large decked terrace area runs across the back of the house and includes a swimming pool with domed cover, the remainder of the established garden beyond. Viewing is recommended.

- Large detached house on gated plot
- Large refitted kitchen/diner
- Sought after location in the village
- Versatile living with 4/5 bedrooms
- Outdoor covered pool area
- South facing garden with views

Composite door leading into

Entrance Hall

4'10" x 5'9" (1.48 x 1.76)

Windows to front, radiator, tiled flooring, part glazed oak door leading into

Lobby Area

15'7" x 5'9" (4.76 x 1.76)

Stairs to first floor landing, opening into large kitchen area and doors to sitting room, bedroom five and

Office

8'9" x 12'7" (2.67 x 3.86)

Windows to front and side elevations, radiator.

Bedroom Five/Reception Room

9'5" x 15'3" (2.89 x 4.66)

Windows to front and side elevations, external door to side of property.

Sitting Room

19'2" x 12'7" (5.86 x 3.84)

Full height windows to rear overlooking balcony area, radiator, TV point, spotlights.

Kitchen

15'4" x 19'3" (4.69 x 5.88)

Refitted with a range of base and eye level units finished in a gloss anthracite with rolled edge quartz worksurfaces above, inset one and half bowl sink and drainer with stainless steel mixer tap above, 5 ring gas hob with extractor fan above, mid level twin ovens, integrated microwave, integrated wine cooler, space and plumbing for dishwasher, space for fridge

freezer, island with extended worksurface for breakfast bar, tiled flooring, spotlights, radiator, opening into

Dining Area

15'4" x 7'7" (4.68 x 2.33)

Space for dining table, spotlights, tiled flooring, patio doors and bifold doors to two elevations leading onto decked area.

Lobby

4'10" x 6'10" (1.49 x 2.09)

Doors leading into utility room, shower room and into

Family Room

7'5" x 19'7" (2.28 x 5.97)

Currently used as a sunbed room but used previously as a games/cinema room with windows to front, laminated flooring, spotlights.

Utility Room

7'10" x 13'6" (2.41 x 4.14)

Fitted with units to match the kitchen, inset single sink with mixer tap above, space for fridge freezer, space and plumbing for washing machine and tumble dryer, PVCu door to garden.

Shower Room

Three piece suite comprising of a low level WC, hand wash basin on vanity unit, shower tray with concertina door, thermostatic shower with rainfall head, towel warming radiator, tiled splash areas, spotlights, tiled flooring.

First Floor Landing

Built in cupboards, loft access hatch and doors to all principal rooms,

Bedroom One

12'3" x 19'3" (3.75 x 5.89)

Windows to front and rear elevations, radiator, patio doors onto balcony and door into ensuite bathroom. Opening into

Dressing Area

9'0" x 7'11" (2.75 x 2.43)

Window to front and side, radiator, space for wardrobes and other bedroom furniture.

Ensuite

Three piece suite comprising of a low level WC, hand wash basin, and shower cubicle, electric shower, tiled walls and flooring, spotlights, obscured glazed window to side.

Balcony

15'7" x 7'3" (4.77 x 2.21)

Decked area with balustrades and seating area, PVC doors to

Storage Area

Currently used as an attic space but a large versatile room, windows to side elevations and power and light connected.

Bedroom Two

11'1" x 11'11" (3.38 x 3.65)

Windows to rear and side, radiator.

Bedroom Three

7'8" x 11'10" (2.34 x 3.63)

Window to rear, radiator.

Bedroom Four

10'10" x 8'9" (3.32 x 2.68)

Window to front, radiator.

WC

Fitted with a low level WC,

wooden panelling, radiator, obscured glazed window to side.

Bathroom

7'7" x 5'10" (2.32 x 1.78)

Two piece suite comprising of a hand wash basin recessed into vanity unit with draws, large freestanding bath with separate tap and shower head, towel warming radiator, tiling to all walls and flooring, spotlights and obscured glazed window to front.

Rear Garden

Immediately abutting the rear of the property is a raised decked area with multiple seating areas, balustrades and steps down to remainder of garden, hot tub area and to the pool area.

The remainder of garden is predominantly laid to lawn with a further area of shingle which houses a pergola and further seating area.

The side of the property is laid to block paving with pedestrian gate providing access to the front.

The whole is enclosed with a combination of timber fencing and is southerly in aspect, considered private with views over the village and Nene valley.

Pool Area

The pool is freestanding and has not been dug into the ground so could be removed if any new vendor wished to do so. It is heated and covered for year round

use and features and auto dosing system for easy maintenance.

Bar

16'3" x 7'7" (4.96 x 2.32)

The hot tub area also offers a large shed currently used as a bar with power, light and air conditioning connected.

Outside

The property sits behind a large frontage of block paving providing parking for numerous vehicles.

There are raised borders retained by block work and bricks housing a number of mature planting and trees. The whole is enclosed with a combination of fencing, walling, hedging and electric wrought iron gates with intercom system.

Material Information

Electricity Supply: Mains

Gas Supply: Mains

Water Supply: Mains (Metered or Rateable)

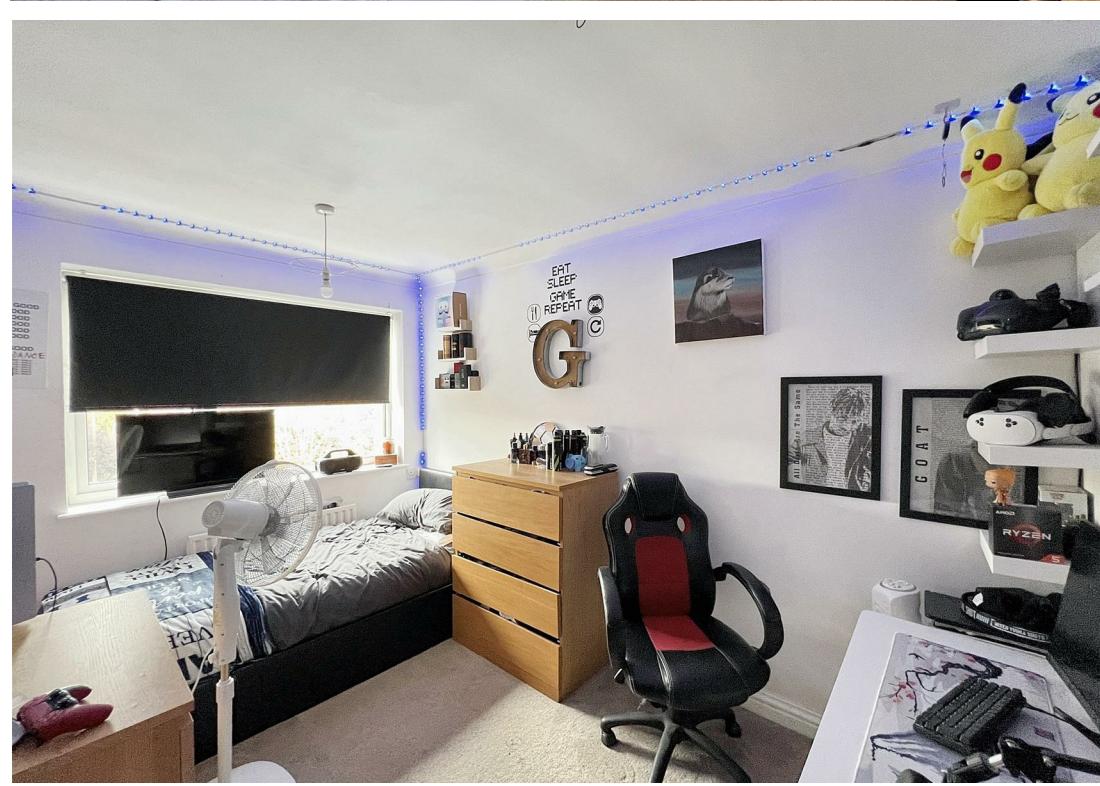
Sewerage: Mains

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



Local Authority: North Northamptonshire Council

Tax Band: F

Floor Area: 2498.00 sq ft

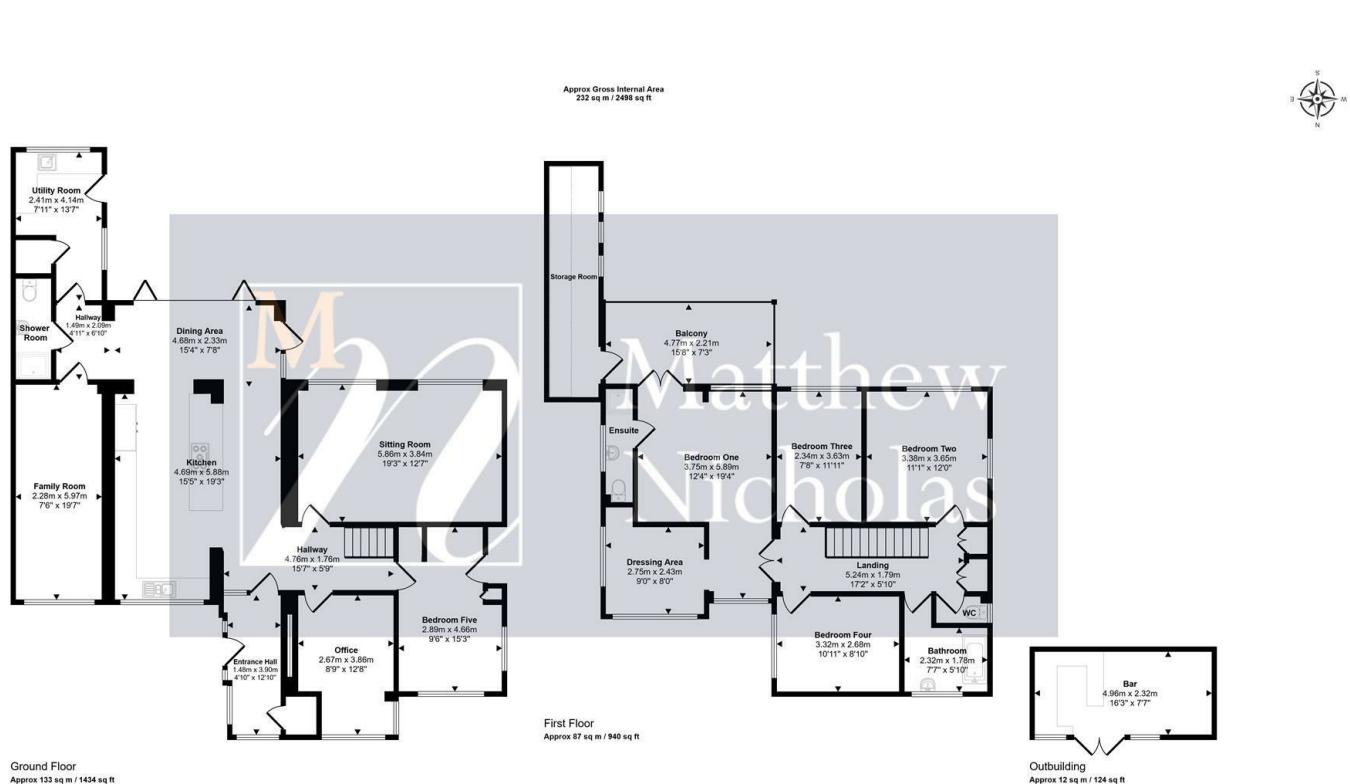
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	64	79
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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	

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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