48 Hollowell Street | Wollaston | NN29 7UG

Matthew Nicholas

Offers In Excess Of £425,000

A superbly presented four bedroom detached house by Bloor Homes to their 'Hanbury' design situated at the entrance to this development on the outskirts of the village. Having been subject to a some upgrades to include integrated kitchen appliances, LVT flooring and carpeting, the property also enjoys neutral décor throughout. With PVCu double glazing and a gas fired radiator heating system, the house briefly comprises an entrance hall, sitting room, kitchen/dining room, utility cupboard and guest WC. The first floor offers a master with ensuite, two further double bedrooms, a single and a family bathroom. Parking for three cars, a garage and an enclosed rear garden. Viewing is recommended.

- Four bedroom detached house with single garage
- Several upgraded features
- Edge of village development
- Gas fired radiator heating system
- New home warranty
- No onward chain

Composite entrance door leading from the front into the

Hallway
Radiator, LVT flooring, doors to the principal ground floor rooms including large utility cupboard providing space for washing machine, drier and shelving/worksurface, further cloaks cupboard.

WC
5'6" x 5'1" (1.68 x 1.56)
Fitted with a two piece contemporary suite with tiled splash areas, radiator, LVT flooring.

Sitting Room
14'11" x 11'8" (4.55 x 3.57)
Window to front, radiator, TV point.

Kitchen/Family Room
22'8" x 9'10" (6.91 x 3.02)
Fitted with a range of upgraded cabinetry with worksurfaces above and matching splash upstands. Inset sink with mixer tap, integrated gas hob, extractor with panoramic tiled splash area, eye level oven, fridge/freezer and dishwasher. Radiator, space for table, LVT flooring, downlights. French style doors and window to the garden.

First Floor Landing
Access to loft, doors to the principal first floor rooms and linen store/airing cupboard.

Bedroom One
9'8" x 9'4" (2.97 x 2.87)
Window to rear, radiator, built in wardrobes, further door to the ensuite

En Suite
Fitted with a three piece contemporary suite with tiled splash areas including a large shower enclosure with sliding glazed doors. Radiator, tiled flooring, downlights, obscured window to rear.

Bedroom Two
11'7" x 7'6" (3.54 x 2.31)
Window to front, radiator.

Bedroom Three
10'7" x 7'2" (3.23 x 2.20)
Window to front, radiator.

Bedroom Four
9'11" x 7'8" (3.03 x 2.36)
Window to rear, radiator.

Bathroom
6'11" x 6'6" (2.12 x 1.99)
Fitted with a three piece contemporary suite with tiled splash areas including low level WC, wash hand basin and bath. Radiator, tiled flooring, downlights, window to side.

Outside
Enjoying a driveway for three cars with EV charger leading to the single garage, lawned areas with planted bed and pathway to the main entrance door and side gate to rear garden.

Garage
Up and over door, power and light connected.

Rear Garden
East facing in aspect with paved patio area, laid to lawn with planted beds and paved path to rear, outside tap, timber shed, and enclosed by fencing on all sides.

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.

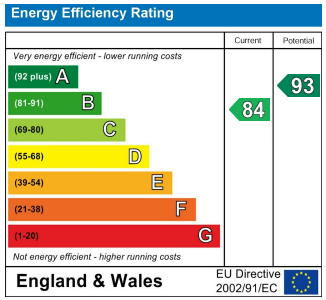
VAN GOGH

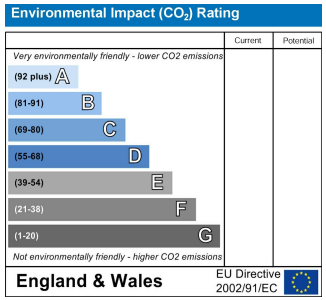
Further Information

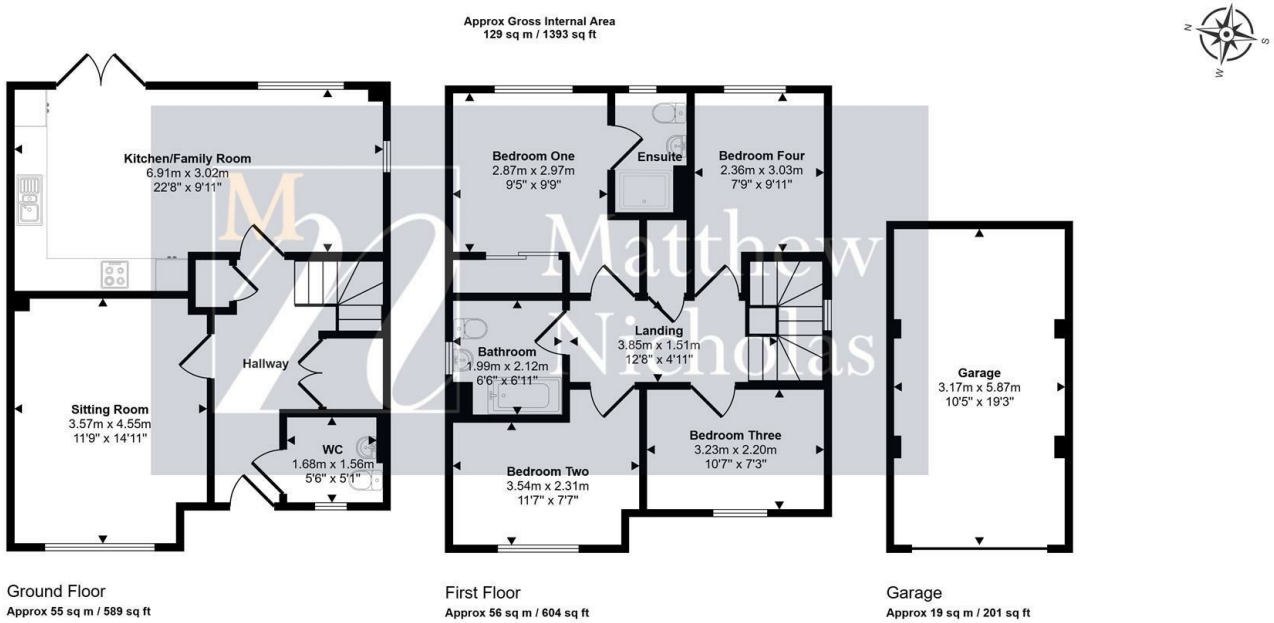
Local Authority: North Northamptonshire

Tax Band: E

Floor Area: 1393.00 sq ft







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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