

11 Priory Road | Wollaston | NN29 7PW

Matthew Nicholas







Offers In The Region Of £260,000

A well maintained and priced two bedroom dorma-style semi detached house located towards the edge of the village. The property benefits from off road parking with EV charger, private west facing garden and a refitted kitchen and bathroom fittings. The property in brief comprises a large sitting/dining room, kitchen, guest WC and a bedroom to the ground floor. The upstairs offers the main bedroom and family bathroom, while the outside provides front and rear gardens along with garage and driveway. Viewing is advised.

- Dorma style semi-detached
- Driveway with EV charger
- Refitted kitchen & bathroom
- Single garage
- West facing garden
- Large sitting/dining room

PVCu door with side light leading into

Entrance Hall
Radiator, dog leg staircase to first floor, doors to sitting room, kitchen and

Bedroom Two
9'4" x 8'8" (2.86 x 2.65)
Window to front and small window to side, radiator, under stairs storage.

Sitting/Dining Room
10'2" x 29'0" (3.10 x 8.84)
Windows to front and rear, radiators, TV point, feature ornamental fireplace, coving, timber flooring, door conservatory.

Kitchen
8'2" x 9'11" (2.49 x 3.04)
Fitted with a range of base and eye level units finished in a cream shaker style with timber effect rolled edge worksurfaces above, inset single sink and drainer with stainless steel mixer tap above, mid level oven, gas hob with extractor above, space and plumbing for dishwasher, tiling to all splash areas, window and opening into

Lobby
Radiator, PVCu door to side providing access to driveway and opposing door into conservatory, panel internal doors into

Guest WC
5'10" x 7'4" (1.79 x 2.26)
Fitted with a two piece suite comprising of a low level WC and hand wash basin, space and plumbing for washing machine, obscured glazed window to side.

Conservatory
11'4" x 4'11" (3.46 x 1.52)
Of PVC and brick construction with polycarbonate roof, power and light connected, twin PVC doors into garden.

First Floor Landing
Window to side, eaves storage cupboard, airing cupboard housing hot water cylinder, doors to bathroom and

Bedroom One
8'11" x 16'1" (2.74 x 4.92)
Window to front, radiator, eaves storage cupboards.

Bathroom
6'10" x 6'7" (2.09 x 2.01)
Fitted with a three piece suite comprising as lo level WC, pedestal hand wash basin and bath with side panel, electric shower over bath, glazed screen, floor to ceiling tiling, radiator, loft access hatch and obscured glazed window to side.

Rear Garden
Immediately abutting the rear is a slabbed patio area which extends to create a pathway to the pedestrian garage door and leading down to the rear boundary. The remainder is laid to lawn with areas of mature shrubs and planting, the whole is enclosed with a combination of timber fencing, is west facing and considered private.

Outside
The property is approached by a concrete and block paved driveway offering off road parking, the property sits behind a frontage of lawn and mature screening hedges all retained with a low level brick wall. Wrought iron gates provide access to the remainder of driveway. Outside tap and EV charger connected.

Garage
7'5" x 17'0" (2.27 x 5.20)
Power and light connected, pedestrian door to rear, electronically powered up and over door to front.

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.




Floralys















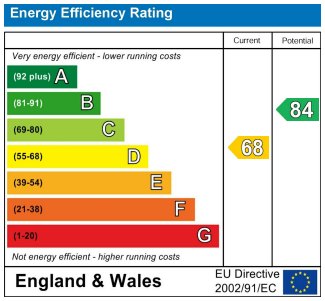
Further Information

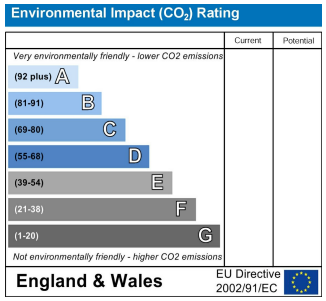


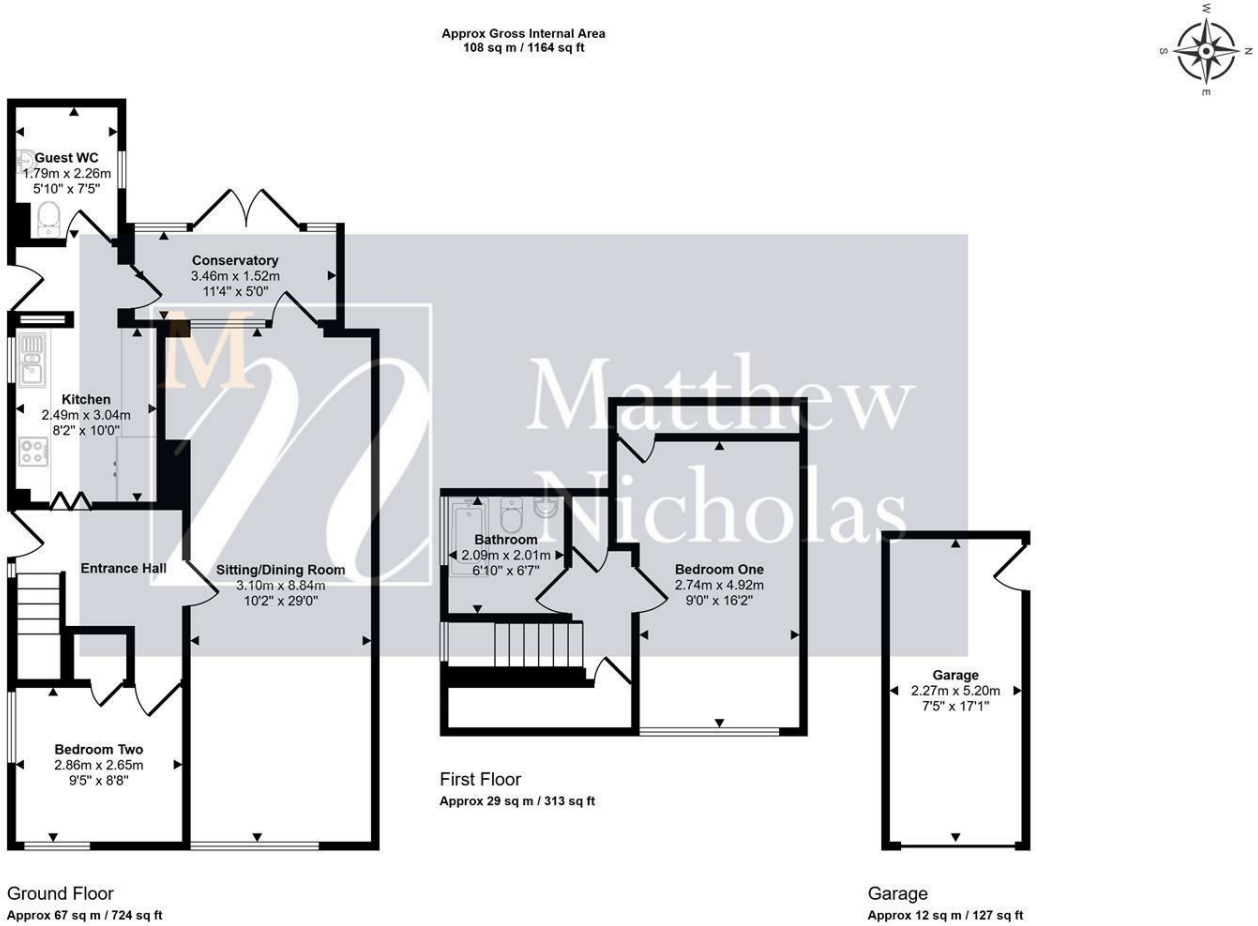
Local Authority: North Northamptonshire Council

Tax Band: B

Floor Area: 1164.00 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.

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