



16 Hazelden Close | Wollaston | NN29 7LH



Matthew  
Nicholas



## Offers In The Region Of £399,995

A superbly presented four bedroom detached family house enjoying an east-west facing plot in this sought after cul-de-sac. Boasting a gas fired radiator heating system, PVCu double glazing and stunning kitchen /dining room, a viewing is recommended. The accommodation comprises of an entrance hall, sitting room leading to a contemporary kitchen/dining room and guest cloakroom/wc. To the first floor are four bedrooms, a family bathroom and a refitted en-suite shower room to the master bedroom. Well tended gardens are provided to front and rear and a driveway to the side provides off-road parking for three cars and in turn leads to the detached single garage.

- Redrow Homes built detached house
- Refitted kitchen/dining room
- Gas fired radiator heating system
- Sought after cul-de-sac position close to the village centre
- Refitted ensuite and guest WC
- PVCu double glazing throughout

Composite part glazed door leading from the storm porch into the

### **Entrance Hall**

Radiator, dog-leg staircase to first floor with storage beneath, thermostat, coving. Doors to sitting room, kitchen/dining room and guest cloakroom/wc.

### **Guest WC**

Refitted with a two piece suite including a low level WC and vanity wash hand basin, tiled splash areas, radiator, obscured window to the front.

### **Sitting Room**

10'9" x 16'3" (3.28 x 4.97)

Bay window to the front, radiator, feature timber fire surround with contemporary wood burner style electric fire and slate hearth, feature built in shelved area surrounding glazed doubled doors to kitchen/dining room, coving.

### **Kitchen/Dining Room**

10'1" x 13'10" plus 8'6" x 12'6" (3.09 x 4.22 plus 2.60 x 3.82)

#### **Kitchen Area**

Refitted with a contemporary range of cabinetry with quartz worksurfaces above. Inset undermount stainless steel twin bowl sink with mixer tap, peninsular area with AEG induction hob, recessed ceiling extraction above and Bosch electric oven beneath. Integrated dishwasher, washing machine and tumble drier. Space for fridge/freezer.

Concealed gas fired central heating boiler, downlighters, window to the rear and part glazed door to the side.

#### **Dining Area**

Bi-fold doors to the garden, vertical radiator, twin pendant light fittings over dining table area.

### **Landing**

Window to side at half height, loft access hatch. Doors to all principal first floor rooms.

### **Bedroom One**

9'6" x 17'5" (2.91 x 5.31)

Bay window to front, radiator, built in wardrobes. Door to the

### **Ensuite**

4'4" x 7'2" (1.34 x 2.20)

Refitted with a contemporary three piece suite including a low level WC, vanity wash hand basin and shower cubicle with hand held and rainfall fixed shower head, glazed sliding door. Tiled splash areas, radiator, obscured window to the side.

### **Bedroom Two**

9'6" x 9'11" (2.90 x 3.04)

Window to rear, radiator, built in wardrobes.

### **Bedroom Three**

9'4" x 6'9" (2.87 x 2.06)

Window to rear, radiator.

### **Bedroom Four**

9'6" x 6'9" (2.92 x 2.07)

Window to front, radiator.

### **Bathroom**

6'1" x 6'8" (1.87 x 2.04)

Fitted with a three piece suite including a low level WC, wash hand basin and bath with panel to side. Tiled splash areas, radiator, towel ring, extractor, obscured window to the side.

### **Outside**

The property stands behind a semi open-plan frontage, predominantly laid to lawn with established hedge/shrub planting. A single width driveway runs to the side of the house and provides off road parking for three vehicles from which access may be gained to the main entrance door, rear garden via a pedestrian gate and detached single garage.

### **Garage**

8'3" x 16'2" (2.54 x 4.94)

Up and over door. Power and light connected. Personal door to the rear garden.

### **Rear Garden**

Immediately abutting the rear of the property is a flagstone seating area, bordered by re-claimed timber sleepers. The

remainder of the garden is laid to a shaped lawn with flower/shrub borders. Gravel and stepping stone pathway. To the far end is a raised decked seating area. Exterior tap and lighting. Enclosed by a combination of fencing. East/West facing and not considered to be overlooked.

### **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.

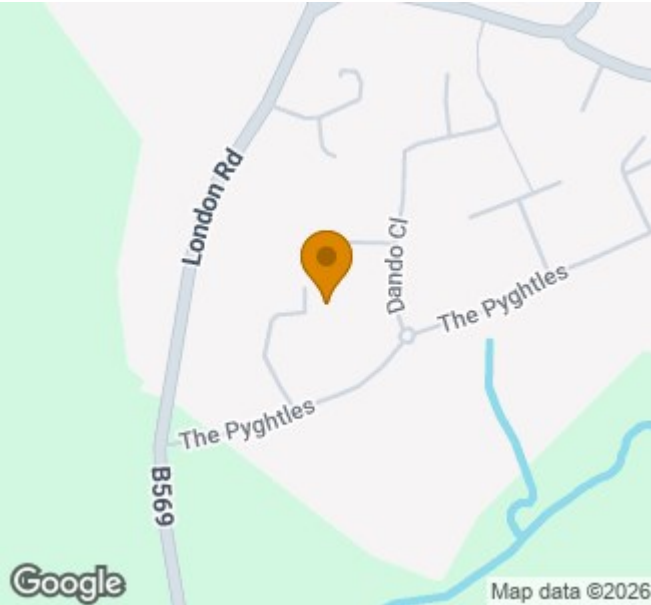
Should you wish to submit an offer on any property through Matthew Nicholas Estate Agents Limited, you will be required to demonstrate your ability to finance that offer with bank statements, mortgage pre-approval confirmations and/or written confirmation of your status from a solicitor or financial 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



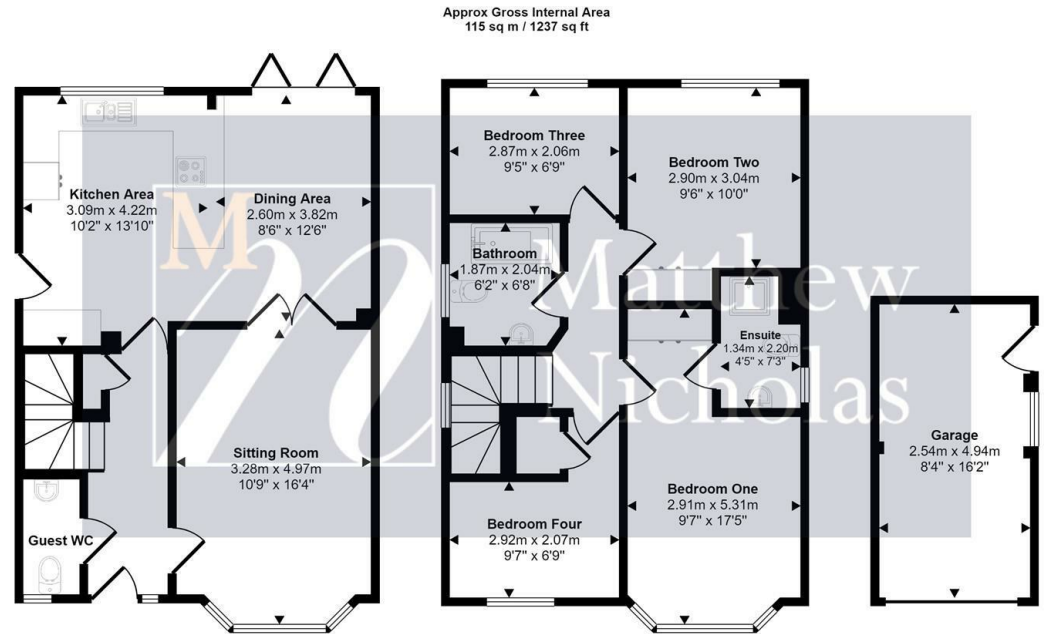
Local Authority: North Northamptonshire Council

Tax Band: D

Floor Area: 1237.00 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>71</b>	
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	<b>69</b>	
England & Wales		EU Directive 2002/91/EC



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