

24 Holyoake Road | Wollaston | NN29 7RZ

Matthew Nicholas







Offers In The Region Of £525,000

A large, versatile and well appointed detached family home fronting a large, mature plot. Whilst maintaining period features, the property has been subject to numerous upgrades and alterations including high end fixtures and presents beautifully. Enjoying a gas fired radiator heating system and PVCu double glazing, the accommodation centres on a wonderful kitchen/dining area opening to the garden through bi-fold doors. The large entrance hall also gives access to the main bedroom and ensuite, third bedroom, bathroom and sitting room. The first floor landing leads to the second and fourth bedrooms. The property enjoys a driveway, large garage, but the standout feature must be the delightful garden to the rear. Highly recommended.

- Period detached four bedroom family home
- High quality contemporary kitchen and bathroom fittings
- Sought after village location
- Beautiful mature garden
- Versatile entertaining spaces
- Extremely well presented

Storm porch with part glazed door leading from the front into the

Entrance Hall
Radiator, dogleg staircase to the first floor landing, coving. Doors to most principal ground floor areas.

Sitting Room
11'9" x 17'9" (3.60 x 5.42)
Window to the front, feature contemporary wood burner on granite hearth, radiator, wall light, coving.

Dining Room
11'10" x 14'2" (3.61 x 4.34)
Radiator, exposed laminated oak flooring. Opening to the kitchen and with bi-folding doors to the rear garden

Kitchen
9'8" x 22'4" (2.97 x 6.82)
Fitted with a comprehensive range of contemporary shaker cabinetry with magma laminate worksurfaces above with matching upstands. Inset one and half stainless steel sink with mixer tap, Full range of Fisher & Paykel appliances including ceramic hob with extraction above, eye level ovens to both sides, one with warming draw. Integrated dishwasher and space for fridge/freezer, downlights, tiled flooring, velux windows. Opens through into the dining area. Doors to the garage and rear garden.

Garage
10'1" x 20'5" (3.09 x 6.23)
Timber split door, power and light connected, plumbing and space for washing machine and tumble dyer, housing gas fired combination boiler, personal door to the side.

Bedroom One
13'3" x 13'11" (4.04 x 4.25)
Window to front, radiator, built in wardrobes, coving, door to

Ensuite
6'4" x 9'2" (1.95 x 2.80)
Fitted with a three piece suite comprising a low level WC with concealed cistern, vanity wash hand basin and full width shower cubicle, tiled splash areas, laminate floor, towel warming radiator, downlights, extractor, obscured window to the side.

Bedroom Three
9'10" x 13'1" (3.01 x 4.00)
Window to the rear, radiator, fitted storage cupboard, coving.

Bathroom
8'1" x 8'2" (2.48 x 2.51)
Fitted with a three piece suite comprising a low level WC with dusk pink cabinetry, vanity wash hand basin and bath with glazed panel to the side, shower mixer tap over bath, tiled splash areas, towel warmer, radiator, downlights, extractor, obscured window to the rear.

First Floor Landing
Doors to all principal first floor rooms, built in storage, access to eaves storage, skylights to side and rear.

Bedroom Two
11'9" x 16'10" (3.60 x 5.14)
Skylight windows to the rear

Bedroom Four
11'8" x 7'1" (3.58 x 2.18)
Skylight to side, access to eave storage.

Rear Garden
A delightful mature garden surrounded by mature hedging and trees. A raised split level patio area at the rear of the house providing seating and entertaining spaces which steps down into the main lawn which is surrounded by well planted borders to three sides along with enclosed fencing. Two timber sheds and greenhouse. Gated access to both sides.

Outside
The property is approached by a large block paved driveway providing parking for several cars. This leads to the main entrance door, gated access to the rear garden and the garage.

Material Information (Paragraph)
Electricity Supply: Mains
Gas Supply: Mains
Water Supply: Mains (Metered)
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.



















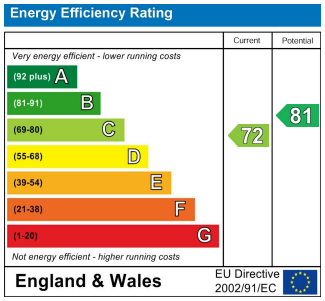
Further Information

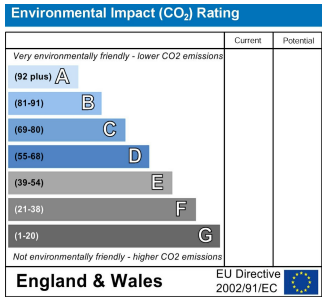


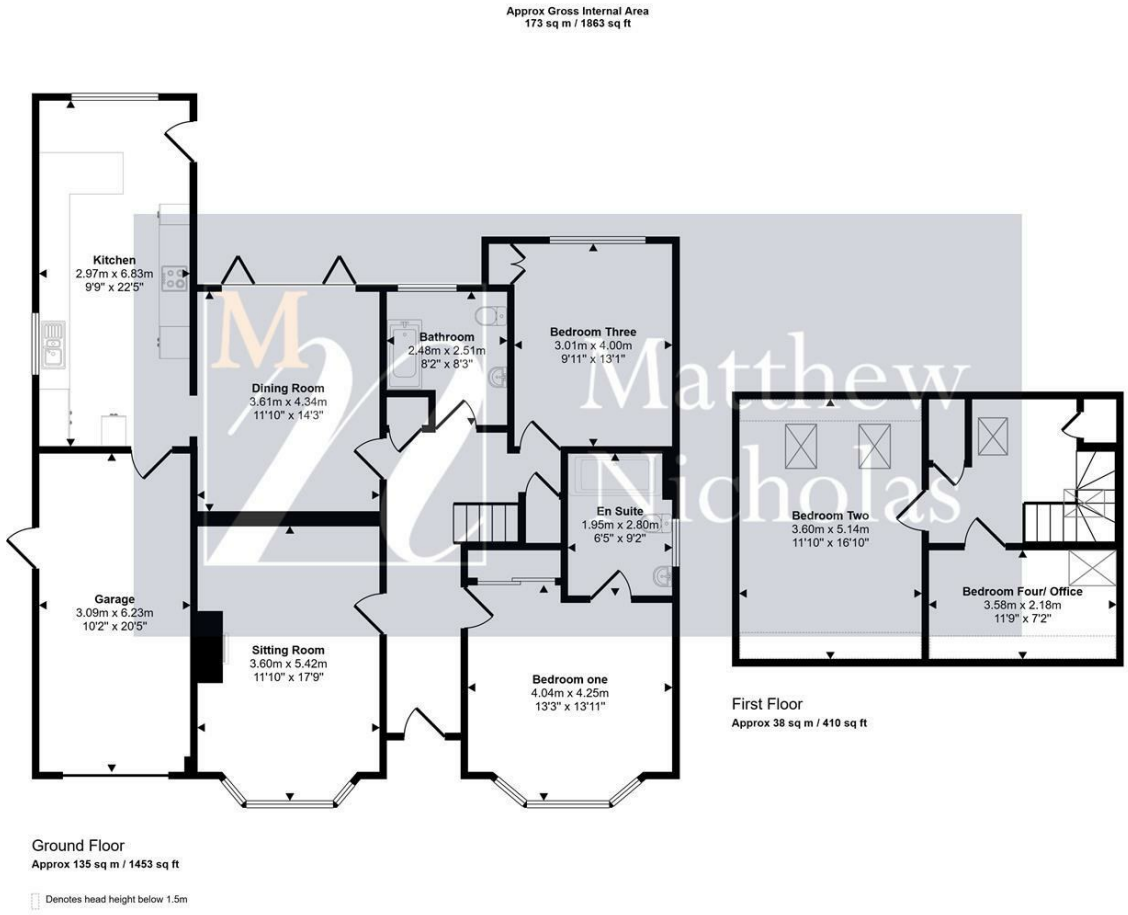
Local Authority: North Northamptonshire

Tax Band: D

Floor Area: 1863.00 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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