

NEW INSTRUCTION



WOLLASTON

Queens Road, Wollaston, NN29 7SB



DAVID COSBY  
ESTATE AGENTS



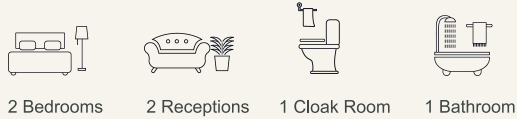
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# Wollaston

Queens Road, Wollaston, NN29

Total GIA (Including Garage) Approx. 136 sqm (1462 sqft)



## Features

- Edwardian family home
- Two double bedrooms
- Sitting room and Dining room
- Kitchen, utility and cloakroom
- Dressing room / shower room
- Substantial double garage
- Separate rear workshop
- Off-road parking
- Generous rear garden
- Scope for improvement
- Established village location
- Sale subject to probate

## Description

An Edwardian semi-detached home with a substantial attached double garage, separate workshop, off-road parking and a generous rear garden, situated in an established residential part of Wollaston.

The property offers well-proportioned accommodation with character features typical of the period, including high ceilings, original fireplaces and a traditional layout, but now requires comprehensive refurbishment and updating throughout. The accommodation currently includes an entrance hall, sitting room opening to the dining room, kitchen, utility and cloakroom to the ground floor, together with two double bedrooms and a dressing room/shower room arrangement to the first floor.

A particular feature of the property is the substantial attached double garage, together with a further separate workshop to the rear, providing excellent storage and practical space. Outside, the property benefits from off-road parking, a walled front garden and a generous rear garden with sheds, glasshouses and established planting.

The house offers considerable scope for improvement and reconfiguration, making it likely to appeal to purchasers seeking a character property with useful garage space and further potential, subject to any necessary consents. Offered for sale subject to probate.

AN EDWARDIAN SEMI-DETACHED HOME WITH  
DOUBLE GARAGE, WORKSHOP, PARKING AND  
GENEROUS GARDEN, OFFERING EXCELLENT SCOPE  
FOR REFURBISHMENT AND IMPROVEMENT IN A  
CONVENIENT VILLAGE SETTING.



# Accommodation

## Entrance Hall

Accessed via a two-panel glazed entrance door, the entrance hall is a bright and welcoming space with good natural light and high ceilings typical of the Edwardian period. A straight flight of timber stairs with mop handrail rises to the first-floor accommodation.

## Sitting Room

A well-proportioned reception room featuring a segmental bay window overlooking the front aspect, together with a marble-effect fireplace and hearth incorporating an open-flame gas fire. A wide opening leads through to the dining room, creating a flexible and sociable living space.

## Dining Room

Located to the rear of the property, the dining room features a 1950s tiled fireplace with fitted electric fire (not tested) and a built-in timber storage unit to one side. A top-hung casement window to the rear provides borrowed light from the link structure and gives an outlook towards the rear garden. Doors lead through to both the kitchen and the entrance hall.

## Kitchen

The kitchen is fitted with a base and wall units with a stainless steel sink and drainer set beneath a top-hung casement window overlooking the side aspect. There is a built-in four-burner hob, electric oven and extractor hood above.

A part-glazed door opens to the link structure, which in turn provides access to the garden and attached garage. A timber door opens to a useful understairs pantry fitted with shelving and hanging space. The kitchen also houses the wall-mounted gas-fired boiler together with the electric consumer unit and digital meter.

## Utility

Located to the rear of the property and accessed via the kitchen, the utility room has part-vaulted ceilings and is fitted with base units together with a stainless steel sink and drainer set beneath a large timber casement window overlooking the side aspect. There is space for a washing machine, and a part-glazed door opens to the adjoining lean-to structure. The floor is finished in carpet tiles.



# Accommodation

## Cloakroom

Accessed from the utility area, the cloakroom is located within the single-storey rear outrigger and features a vaulted ceiling. It is fitted with a pedestal wash hand basin with chrome pillar taps and a low-level WC. A top-hung casement window to the rear provides natural light and ventilation.

## Cloakroom

Accessed from the utility area, the cloakroom is located within the single-storey rear outrigger and features a vaulted ceiling lined with polystyrene tiles. The cloakroom is fitted with a pedestal wash hand basin with chrome pillar taps and a low-level WC. A top-hung casement window to the rear provides natural light and ventilation.

## First Floor Landing

Centrally located, the first floor landing has traditional four-panel doors opening to the two double bedrooms and the dressing room/shower room area. The stairwell is enclosed by solid balustrading, and a useful overstairs cupboard with fitted shelf and hanging rail provides additional storage space.

## Bedroom One

A well-proportioned double bedroom with two large top-hung casement windows to the front aspect, providing good natural light. The room also benefits from a traditional built-in cupboard with four-panel door and fitted shelving. An original decorative cast iron fireplace and surround remains in situ, adding period character.

## Bedroom Two

A further double bedroom located to the rear left-hand side of the property, with a top-hung casement window overlooking the rear garden. The original fireplace has been boarded over.

## Dressing Room / Shower Room

This two-part space has been arranged to provide a dressing room area with fitted cupboard storage, slatted pine shelving and natural light from a casement window to the side aspect. A timber door opens to the shower room, which is fitted with full-height ceramic wall tiling, terrazzo-effect sheet vinyl flooring and a casement window to the side aspect.



## Grounds

### Front Aspect

Set back from Queens Road, the property enjoys an attractive walled front garden with decorative metal entrance gates to both the front garden and the side driveway. A raised planted bed provides a splash of colour and is stocked with a variety of established perennials, including hydrangeas. To the left-hand side, a substantial block-paved driveway provides off-road parking for two vehicles and leads to the attached double garage. A pathway leads to the main entrance door and links neatly with the driveway.

### Rear Garden

The rear garden occupies a generous plot extending to in excess of 150 sq m, including the sheds and workshop areas. Enclosed by close-board fencing, it has principally been used for vegetable growing and hobby use, with a timber shed to the rear left-hand side and two glasshouses.

Although now overgrown and requiring attention, the garden offers considerable potential and includes a number of established plants and trees, including magnolia and rose, together with a pond to the rear right-hand corner. There are also two basic lean-to structures adjoining the kitchen and utility areas, which a purchaser may choose to remove or replace as part of any future improvement works.

### Double Garage and Separate Workshop

A particular feature of the property is the substantial attached double garage, constructed in facing brick beneath a pitched tiled roof. An roller shutter door provides easy vehicular access, while casement windows to the rear allow for good natural light. The floor is finished in epoxy resin, with strip lighting and power connected. A part-glazed door links the garage through to the kitchen, and there is access to roof void storage via two separate ceiling hatches.

To the rear of the garage is a further concrete sectional outbuilding, providing useful additional workshop or storage space. This also benefits from power, lighting, natural light and doors opening onto the rear garden.



## Location

Wollaston offers a range of facilities including local shops, a post office, a library and public houses. The village is also known as the headquarters of Dr Martens, which remains a notable local employer and part of Wollaston's identity.

Recreational facilities within the village include a sports ground with football and cricket pitches, tennis and basketball courts, a play area, and access to the Scott Bader Swimming Pool. Schooling is available locally, with pre-school and nursery provision, a primary school and Wollaston School, while Wellingborough School is located approximately 3 miles away.

The property is also well placed for access to surrounding centres. Wellingborough, Kettering and Northampton provide a wider range of retail, leisure and commercial facilities, while the market town of Olney lies approximately 8 miles away. Rail services are available from Wellingborough, providing onward connections to London and elsewhere.

## Property Information

**Local Authority:** North Northamptonshire Council

**Services:** Gas, Electricity, Water, and Drainage

**Council Tax:** Band C    **EPC:** TBC    **Tenure:** Freehold

**Broadband:** Ultra Fast Broadband Available

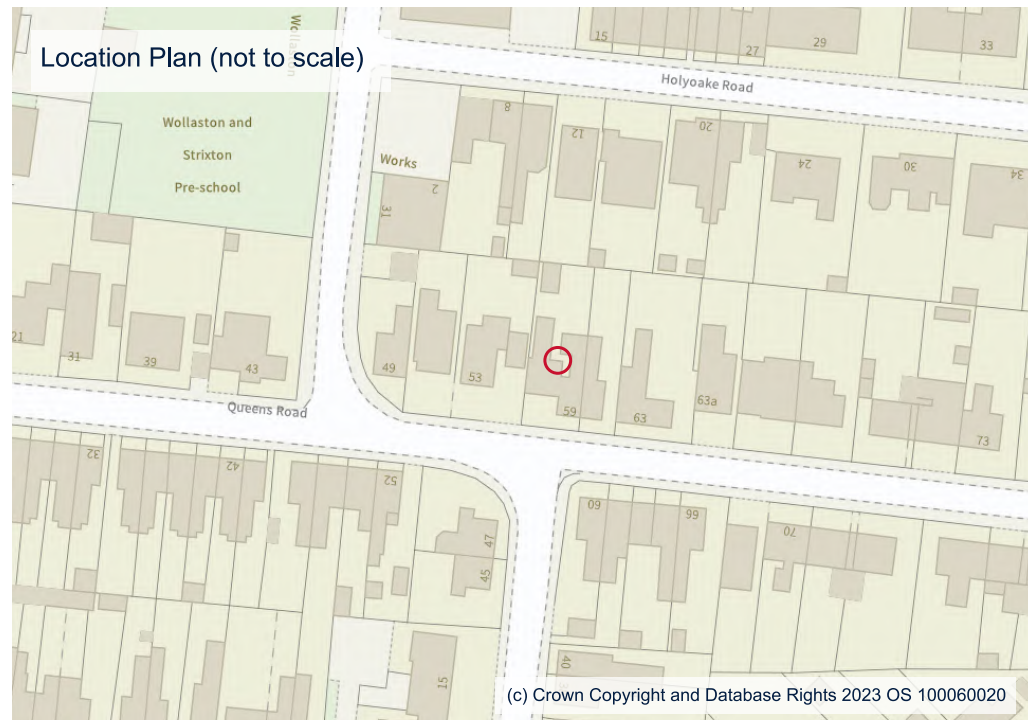
## Agent's Note

*This property is being sold on behalf of the executors of an estate. We are advised that the probate application has been submitted, and sale completion cannot take place until the grant of probate has been issued. The property is vacant and offered with no onward chain.*

## Important Notice

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*Please note that upon acceptance of an offer and in compliance with Anti-Money Laundering (AML) legislation we will need to undertake proof of identity and source of funds checks for each purchaser at a cost of £25 per person.*



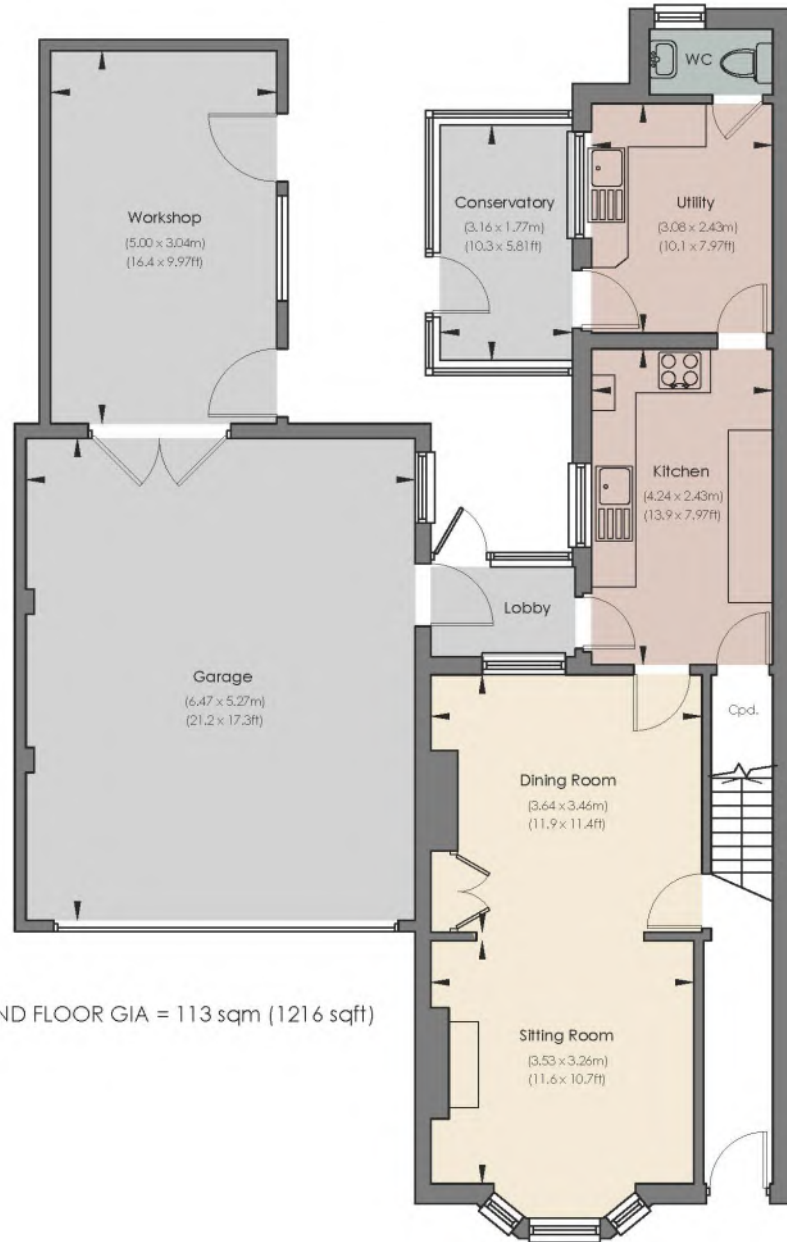
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# Queens Road, Wollaston, NN29

Approximate GIA (Gross Internal Area) Inc. Garages = 155 sqm (1668 sqft)

David Cosby Chartered Surveyors & Estate Agents

This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



GROUND FLOOR GIA = 113 sqm (1216 sqft)



FIRST FLOOR GIA = 42 sqm (452 sqft)





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