



123 The Ridge | Great Doddington | NN29 7TU



Matthew
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Offers In The Region Of £440,000

A versatile and superbly presented dorma-style bungalow offering flexible living space on this sought after road with the addition of hardstanding and workshop area to the end of the garden. Enjoying open farmland to both front and rear, the property has been thoughtfully upgraded and now offers a gas fired radiator heating system, PVCu double glazing, a superb kitchen/family/dining area opening to the garden and well appointed bathrooms. Comprising a hall, sitting room, kitchen/family room, utility, master bedroom with 'Jack and Jill' ensuite and a further single bedroom. The first floor landing leads to a guest bedroom and bathroom. The plot is generous and west facing to the rear. Large driveway to the front and gated (1.8m max width) access to the side and rear garden. Highly recommended.

- Hugely versatile family home with possible (stc) small business use at the rear
- Flexible living space over two floors
- Enclosed 'yard' with workshop/hobbies building
- Envidable location with open views to front and rear
- Superbly presented
- West facing plot

Timber effect aluminium security door and side lights leading into

Entrance Hall

Window to side, radiator, LVT flooring, downlights, stairs to first floor, doors to most principal rooms.

Sitting Room

11'9" x 16'9" (3.60 x 5.12)

Bay window to front, window to side, radiator, coving, feature electric flame effect fire with surround and hearth.

Bedroom One

11'10" x 15'4" (3.62 x 4.68)

Window to front, radiator, air conditioning unit, built in wardrobes, LVT flooring, door into

'Jack & Jill' Bathroom

11'8" x 8'2" (3.57 x 2.50)

Fitted with a four piece suite comprising of a low level WC, hand wash basin recessed onto a vanity unit, bath with side panel, corner shower tray with thermostatic shower, glazed enclosure with split doors, towel warming radiator, tiled flooring, built in storage cupboard, tiled splash areas, window to side.

Bedroom Three

8'6" x 7'9" (2.61 x 2.37)

Window to rear, radiator, coving.

Kitchen

15'6" x 9'11" (4.73 x 3.04)

Fitted with a range of base and eye level units finished in an oak effect shaker style with square edge worksurfaces above,

one and half bowl sink and drainer with stainless steel mixer tap above, eye level oven, electric induction hob with extractor above, integrated dishwasher, integrated fridge freezer, radiator, LVT flooring, window to side, doors to boot room and peninsular style divide opening into

Family/Dining Area

15'5" x 10'6" (4.72 x 3.22)

Windows to side and rear, underfloor heating, French doors to garden, air conditioning unit, LVT flooring, downlights, door into

Utility Room

5'3" x 9'4" (1.61 x 2.87)

Fitted with a range of base and eye level units similar to the kitchen, space and plumbing for washing machine.

Boot Room

4'2" x 10'10" (1.29 x 3.31)

Glazing to side and rear incorporating a glazed PVCu door to side, under floor heating, tiled floor, downlights.

First Floor Landing

Doors to all first floor rooms, built in eaves storage, radiator, skylight.

Bedroom Two

11'10" x 13'1" (3.62 x 4.01)

Window to front, radiator, built in wardrobes and dressing table.

Bathroom

7'5" x 10'7" (2.27 x 3.24)

Fitted with a three piece suite comprising

of a low level WC, hand wash basin, bath with panel, thermostatic shower over bath, towel warming radiator, built in storage cupboard, tiled floor and splash areas, skylight.

Outside

The property sits behind a fullwidth hardstanding area of block paving providing off road parking for multiple vehicles. An additional hardstanding area laid to shingle and retained by concrete slabs is also provided. Gates to the side providing access to the rear garden and further workshop area. (max width 1.8m)

Rear Garden

Immediately abutting the rear is a large block paved patio area which extends across the width of the plot and up the side of the property. Outside socket, outside tap, summer house, gates to front. The remainder of garden is predominantly laid to lawn with lots of mature shrubs and planting along both sides. North west facing and considered private.

Hardstanding/Yard Area

Accessed via a gated continuation of the block paved driveway to the side of the house. Opens to a large area of gravel enclosed by fencing and providing access to the

Workshop

17'5" x 7'3" (5.31 x 2.22)

Of a metal construction with power and light connected.

Material Information

Electricity Supply: Mains

Gas Supply: Mains

Water Supply: Mains (Metered or Rateable)

Sewerage: Mains

Heating: Gas radiators

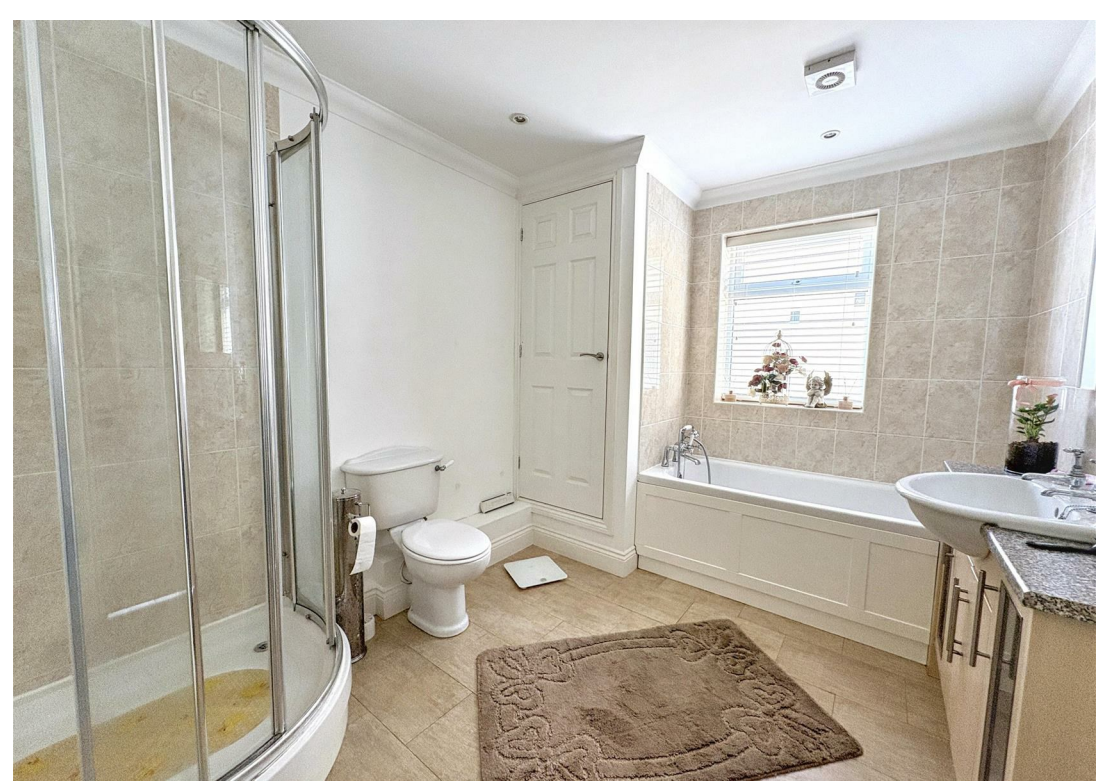
Broadband: We would recommend that any potential buyers conduct their own investigations using Openreach and Ofcom checkers.

Mobile Signal/Coverage: We would recommend that any potential buyers conduct their own investigations using the Ofcom checker.

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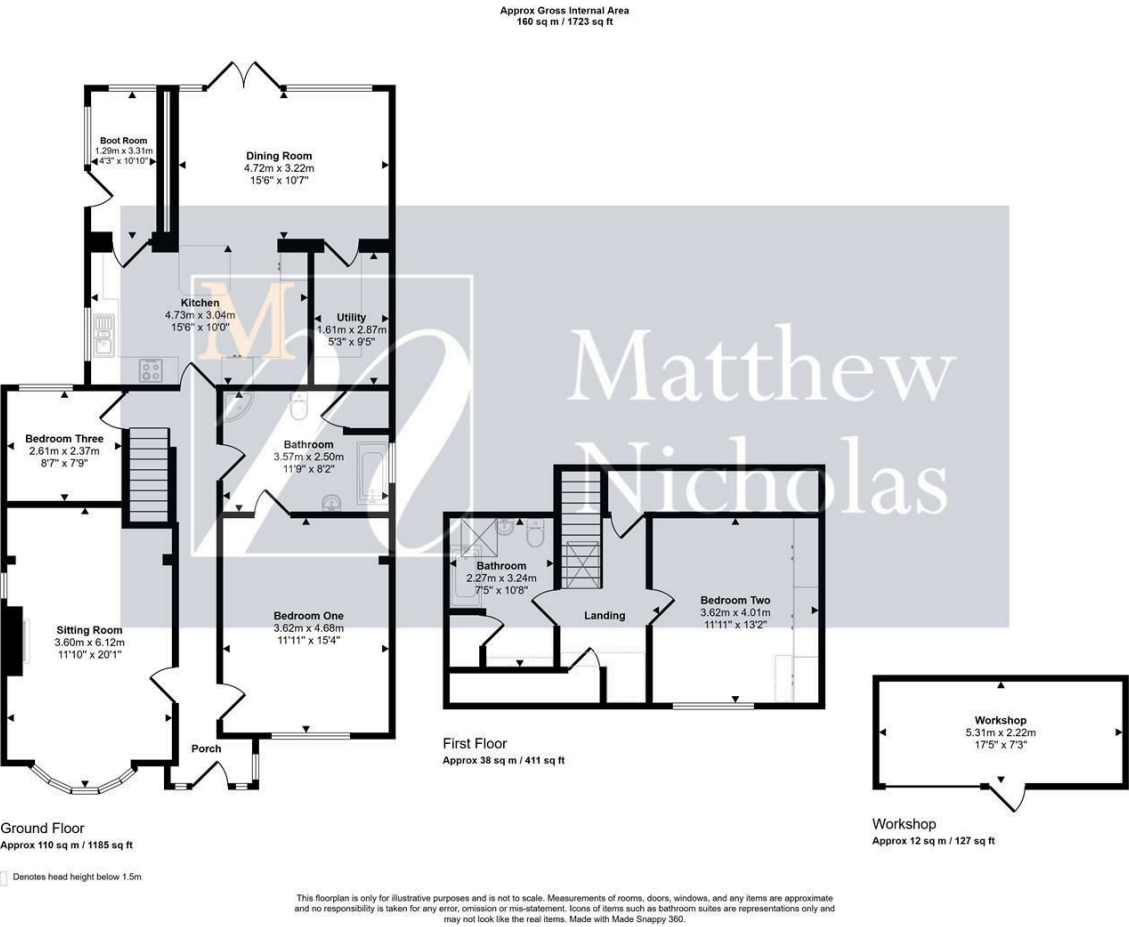
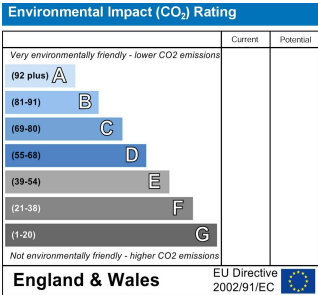
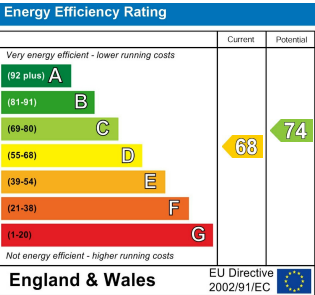




Further Information



Local Authority: North Northamptonshire Council
Tax Band: C
Floor Area: 1723.00 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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