

163 Wollaston Road | Irchester | NN29 7DD

Matthew Nicholas







Offers In Excess Of £375,000

A deceptive, spacious and hugely flexible four bedroom detached dorma bungalow, situated on a beautifully maintained south facing plot with generous driveway to the front, The property is wonderfully energy efficient and will cost very little to run, with a recently installed air source radiator heating system, batteries (by negotiation), solar panels and an EV charger. Having been substantially upgraded and well maintained, it also boasts PVCu double glazing and neutral décor throughout. The accommodation can be used in a variety of ways to suit the occupier and briefly comprises an entrance hall, sitting room with feature fireplace, superb kitchen/dining room, two ground floor double bedrooms and a stylish refitted bathroom. The first floor offers two further bedrooms and a WC.

- Four bedroom versatile detached dorma bungalow
- Air source heat pump to radiators
- South facing private garden
- PVCu double glazing throughout
- Solar panels
- Off road parking for multiple vehicles

PVCu entrance door from the side into the

Entrance Hall
Radiator, doors to both ground floor bedrooms bathroom and the kitchen/dining room.

Bedroom One
11'0" x 12'0" (3.37 x 3.68)
Window to front, radiator.

Bedroom Two
10'11" x 11'10" (3.33 x 3.61)
Window to front, radiator, coving, LVT flooring.

Bathroom
8'8" x 5'4" (2.65 x 1.63)
Fitted with a contemporary three piece suite including a low level WC, vanity wash hand basin with storage below and 'wet room' style shower enclosure with glazed screen and sliding door, radiator, tiled splash areas and floor, obscured window to the side.

Kitchen/Diner
22'1" x 14'9" (6.74 x 4.52)
Kitchen Area
The kitchen area is fitted with a contemporary range of flush faced base and eye level cupboards with bamboo style worksurfaces above. One and a half bowl ceramic sink unit with mixer tap, combination range style cooker (available by negotiation) with extraction above, integrated dishwasher and washing machine, feature island/peninsular breakfast bar area, tiled splash areas, radiator, downlights, LVT flooring. Window to side and rear with glazed door to the garden. The kitchen area opens to the

Dining Area
Window to side, radiator, downlights, LVT flooring. Glazed double doors to the sitting room and staircase rising to the first floor.

Sitting Room
12'10" x 16'5" (3.92 x 5.01)
Large bi-fold opening to the garden, further window to side, three radiators, feature marble fireplace, wall light points, coving.

First Floor Landing
Linen store, airing cupboard with hot water cylinder, doors to both bedrooms and WC.

Bedroom Three
9'4" x 12'1" (2.87 x 3.70)
Velux style window to side, radiator, into eaves storage.

Bedroom Four
9'9" x 8'6" (2.99 x 2.61)
Window to rear, radiator.

Guest WC
Fitted with a low level WC and wash hand basin. Radiator.

Outside
The property stands behind a block paved driveway to either side providing off-road parking for three vehicles, a pathway continues to the side of the property and allows access both to the main entrance door and via a side gate to the rear garden.

Rear Garden
Immediately abutting the rear of the property is a large paved patio area with electric awning, the remainder of the garden has been beautifully landscaped to include a central shaped lawn area, flower/shrub borders, paved pathway and additional rockery style areas to one side running the length of the garden, Raised timber decked seating areas, one with timber pergola, two sheds. The whole is enclosed by combination of fencing and mature hedging and is considered to be a particular feature of the bungalow whilst enjoying a southerly aspect.

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.



















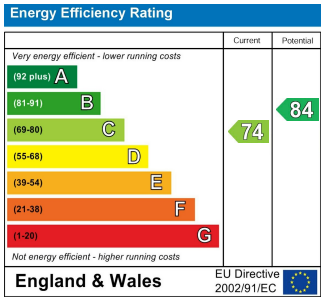
Further Information

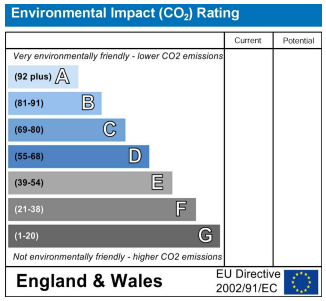


Local Authority: North Northamptonshire Council

Tax Band: C

Floor Area: 1416.00 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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