



157 Wollaston Road | Irchester | NN29 7DD



Matthew
Nicholas



Offers In The Region Of £399,995

A rarely available and unusual mature detached house having been significantly extended and enjoying a large south facing plot in this popular village. Offered with no onward chain, the property provides an ideal canvas for a growing family to create their long-term home. Boasting a gas-fired radiator heating system, PVC you double glazing the ground floor focuses on a sitting room with feature fireplace and a large open plan kitchen/family room. The accommodation comprises an entrance hall, sitting room, kitchen/family room, utility room. The first floor landing leads to a master bedroom, two further bedrooms, a study/box room and large family bathroom. Driveway and mature gardens to front and rear.

- Mature extended detached house
- Driveway area to front
- Scope for further extension/alteration
- Large south facing plot
- Open plan ground floor layout
- No onward chain

Period style timber entrance door leading from the storm porch to the

Entrance Hall

Window to the side, staircase to the first floor with recess beneath, radiator, door to the

Sitting Room

10'10" x 22'1" (3.32 x 6.75m)

Window to front, radiator, feature open fireplace with cast iron inset, period style surround and quarry tiled hearth, dado rail, cornice and coving, opening through to the

Kitchen/Family Room

17'2" x 14'10" (5.24 x 4.54m)

Fitted with a range of base and eye level laminate fronted units with worksurfaces above. Inset one and a half bowl stainless steel sink with mixer tap, combination range style cooker with chimney extractor above, plumbing for dishwasher, tiled splashback, island unit centrally, space for dining/sitting area, tile floor, window and French style doors to the garden. Door to the

Utility Room

6'9" x 6'10" (2.07 x 2.10m)

Plumbing and space for washing machine, wall mounted central heating boiler, tiled floor, part glazed door to side.

First Floor Landing

Window to side, doors to all principal areas. Study/storage area.

Master Bedroom

9'5" x 14'10" (2.88 x 4.53m)

Window to rear, radiator, laminate flooring.

Bedroom Two

11'3" x 12'1" (3.45 x 3.69m)

Window to front, radiator, coving and cornice.

Bedroom Three

10'0" x 10'1" (3.07 x 3.08m)

Window to side, radiator.

Box Room/Study

5'6" x 5'11" (1.70 x 1.81m)

Window to front, radiator.

Bathroom

Fitted with a contemporary four piece suite including concealed cistern low level WC, vanity wash hand basin with mixer tap and surrounding storage cupboards, bath and large separate shower cubicle with sliding glazed doors. Tied splash areas, tiled floor, towel warmer, downlights, obscured window to the rear.

Outside

The property stands behind a low wall retained front garden laid to a combination of gravel for parking and planted beds. Access to the main door and via a pathways to the rear garden.

Rear Garden

A particular feature of the house and larger than average with a south facing aspect. Large low wall retained paved patio immediately abutting the house with extensive lawn, mature trees inset with shrubbery, timber summer house to the far end. Outside tap, fence enclosed and not overlooked from the rear.

Agents Note

Planning for the rear extension also included further additions to the house along with a detached garden room to the far end of the rear garden. Plans can be viewed at <https://www.wellingborough.gov.uk/info/200074/planning> under ref WP/2001/0258. plans are available to view in our office.





Further Information

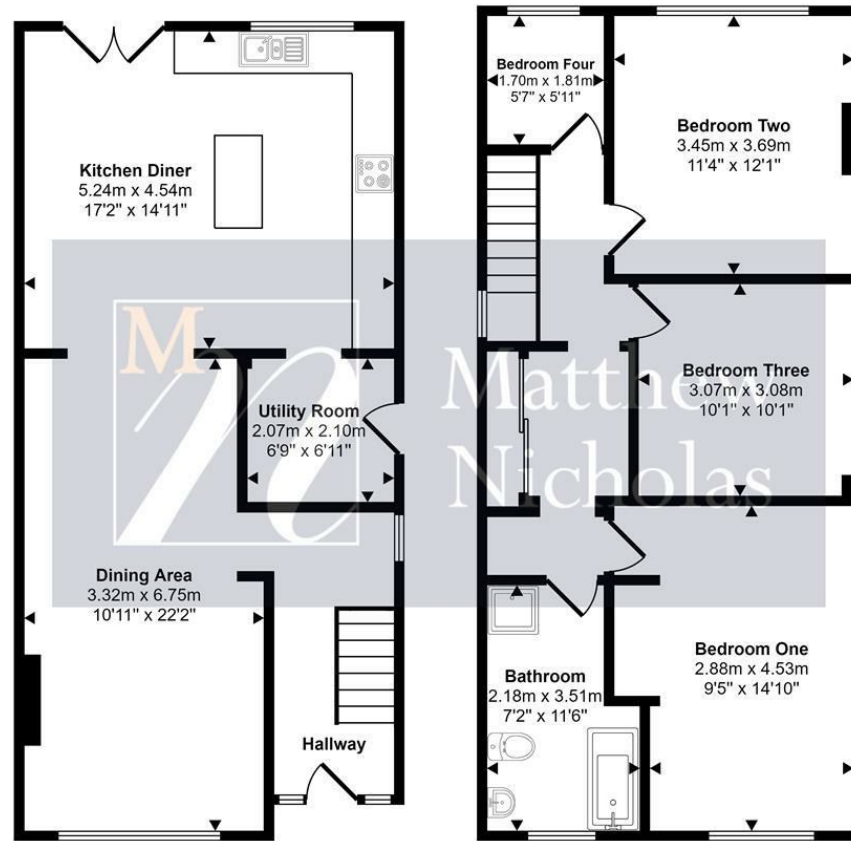


Local Authority: North Northamptonshire Council

Tax Band: C

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

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



Ground Floor

First Floor

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.

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27-29 Newton Road, Wollaston
Northamptonshire
NN29 7QN

T 01933 663311
E enquiries@matthewnicholas.co.uk
W www.matthewnicholas.co.uk



Matthew
Nicholas