



57 Park Street | Wollaston | NN29 7RR



Matthew
Nicholas



Offers In Excess Of £500,000

A superb redeveloped detached bungalow offering spacious and flexible living space with private and mature gardens. Finished to a high standard with thoughtful attention to detail and contemporary fittings. A recently installed gas fired radiator heating system, re-wiring/re-plumbing and PVCu double glazing are provided. The accommodation briefly comprises an entrance hall, inner hall, large open plan living/dining/kitchen area with separate utility room. There is a master bedroom with ensuite and three further bedrooms (one of which could easily be used as a sitting room or study), served by a family bathroom. Detached garage/workshop and gardens. Joint sole agents with Margaret James Estate Agents (Olney).

- Stunning redeveloped detached property
- Gas radiator heating system
- Large open plan living area
- High standard of contemporary finish
- Bedroom 4/Reception Room
- Private and mature plot

Composite entrance door leading from the front into the

Entrance Hall

7'8" x 7'4" (2.35 x 2.26)

Radiator, cloaks cupboard, downlights, glazed oak door to the

Inner Hall

Loft access hatch with pull down ladder to boarded roofspace, downlights and oak doors to all principal areas.

Living/Kitchen Area

22'4" x 25'6" (6.81 x 7.78)

A stunning room with large bi-fold glazed area opening to the patio and rear garden and three large glazed lanterns set into the ceiling with concealed LED lighting. Two radiators, feature contemporary wood burner on hearth with feature exposed flue. Downlights, dual TV/Ethernet ports for wall mounted TV.

The kitchen area is fitted with a contemporary range of flush faced base and eye level cupboards with bronze detailing, concealed LED lighting and worksurfaces above. Co-ordinating splash areas, one and a half bowl sink unit with mixer tap, induction/gas combination hob with extraction above and twin AEG eye level ovens to the side. Integrated dishwasher, American style fridge/freezer, feature island area with breakfast bar area. Door to the

Utility Room

12'8" x 4'11" (3.88 x 1.52)

Fitted with units to co-ordinate with those of kitchen with bronze detailing, worksurfaces and splash back areas above. Inset sink with mixer tap, space and plumbing for washing machine and space for tumble drier, downlights. Door to the rear.

Master Bedroom

16'7" x 11'5" (5.06 x 3.50)

Two windows to the front, two radiators, downlights, dual TV/Ethernet ports, built in wardrobes. Door to the

Ensuite Shower Room

5'3" x 9'8" (1.62 x 2.97)

Fitted with a contemporary three piece suite including a low level WC, vanity wash hand basin with storage below and 'wet room' style shower area with glazed screen, fixed overhead and separate hand held shower attachments. Black fittings, towel warmer, full tiling, including floor, downlights, expelair and obscured window to the side.

Bedroom Two

9'9" x 13'1" (2.98 x 4.00)

Window to the side, radiator, downlights, dual TV/Ethernet ports, built in wardrobe.

Bedroom Three

9'9" x 11'3" (2.99 x 3.45)

Window to side, radiator, dual TV/Ethernet ports, built in wardrobe, downlights.

Bedroom Four / Snug

13'10" x 7'4" (4.22 x 2.25)

Window to side, radiator, dual TV/Ethernet ports, downlights.

Bathroom

13'11" x 6'7" (4.25 x 2.03)

Fitted with a contemporary four piece suite including a low level WC, twin vanity wash hand basins with storage below, bath with shower attachment and 'wet room' style shower area with glazed screen, fixed overhead and separate hand held shower attachments. Black fittings, towel warmer, fitted mirror with led lighting, full tiling, including floor, downlights, expelair and obscured window to the side.

Outside

The property stands behind a brick wall with a large gravel driveway providing parking for several cars. Planted areas and access to the main door, either side of the property to the rear garden and garage. External lighting, power socket and car charger.

Garage

8'7" x 26'6" (2.64 x 8.09)

Larger than average size at approximately 30' long with up and over door with power and light connected.

Rear Garden

Large full width patio area directly behind the house with tiered areas of lawn, planted beds and further hardstanding areas. Enclosed by a combination of fencing and hedging. Exterior power socket and lighting. Considered private and not overlooked.

Material Information

Electricity Supply: Mains

Gas Supply: Mains

Water Supply: Mains (Metered or Rateable)

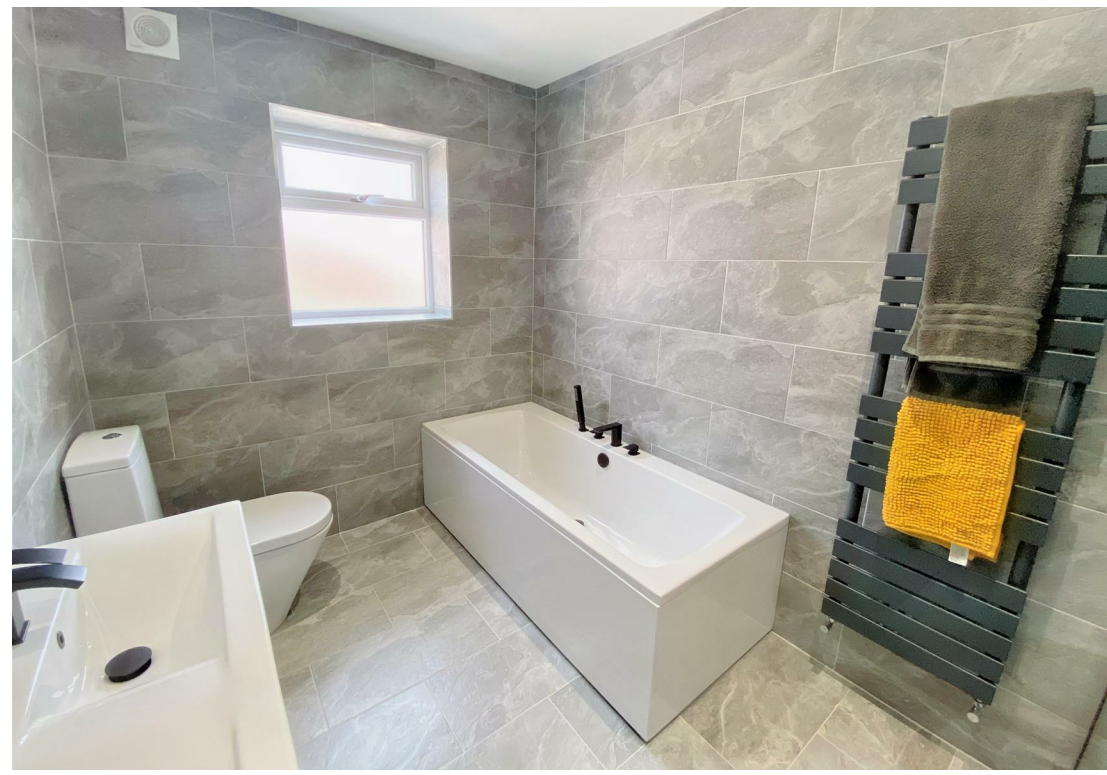
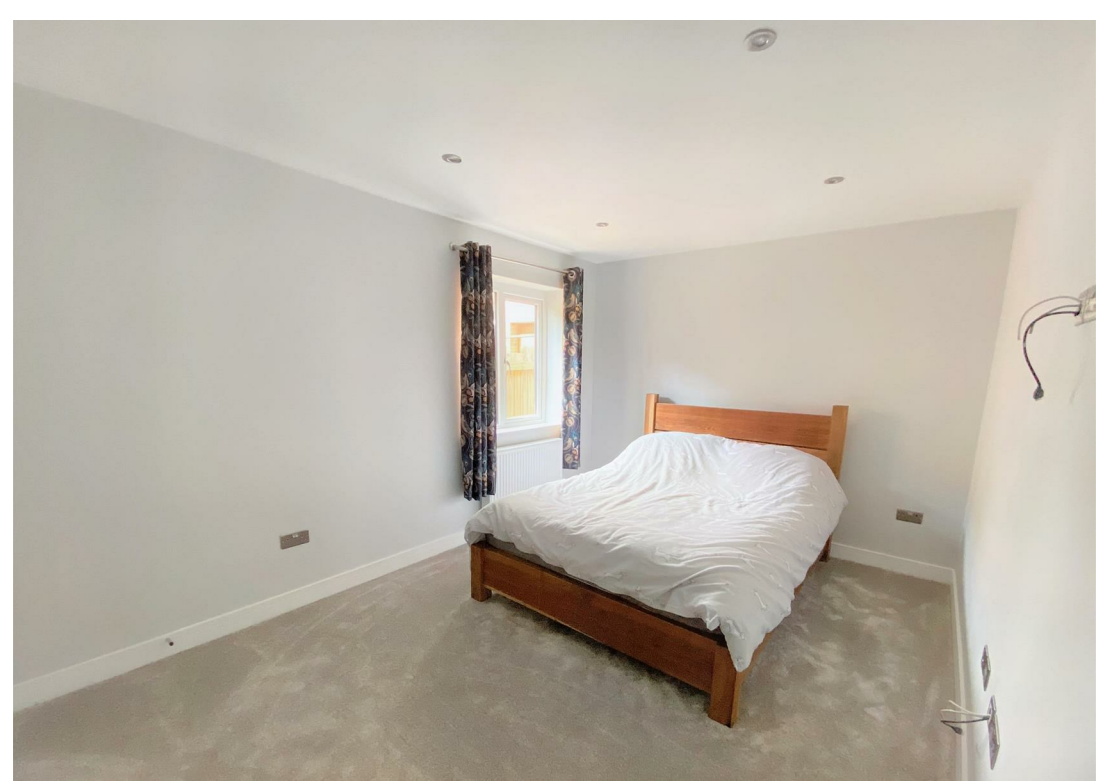
Sewerage: Mains

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.





Further Information



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.

Local Authority: North Northamptonshire Council

Tax Band: C

Floor Area: 1771.00 sq ft

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			72
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			67
(81-91) B			
(69-80) C			
(55-68) D		54	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.

27-29 Newton Road, Wollaston
Northamptonshire
NN29 7QN

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



Matthew
Nicholas