



15 Briarwood Way | Wollaston | NN29 7QR



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## Offers In The Region Of £399,995

A well-proportioned four bedroomed detached family home, enjoying a single garage, gardens and a cul-de-sac position towards the edge of this popular village. The property offers a gas fired radiator heating system, PVCu double glazing, a fitted kitchen/breakfast room, white fitted bathroom and ensuite, and neutral decoration throughout. Briefly comprising an entrance hall, three reception rooms, kitchen/breakfast room, utility and guest cloak/WC. The first floor landing allows access to the master bedroom and ensuite shower room, three further bedrooms and family bathroom. Viewing is recommended.

- Four bedroom detached house
- Three reception rooms
- Recently refitted kitchen
- Elevated cul-de-sac position
- Private rear garden
- Single garage and driveway



Composite part glazed entrance door from the front into the

### **Entrance Hall**

Radiator, staircase rising to the first floor with exposed and turned banister/spindles, storage cupboard beneath, central heating thermostat, panelled doors to sitting room, family room and kitchen/breakfast room.

### **Sitting Room**

10'8" x 16'5" (3.27 x 5.01)

Window to the front, two radiators, feature fireplace with living flame effect gas fire, TV point, leading through to the dining room

### **Dining Room**

8'9" x 10'0" (2.68 x 3.07)

French doors to the rear garden, radiator, further door leading through to the kitchen/breakfast room

### **Kitchen/Breakfast Room**

11'0" x 9'9" (3.36 x 2.99)

Refitted with a range of gloss fronted base and eye-level units with veined quartz work surfaces above, inset one and half bowl sink and drainer with mixer tap, ceramic hob with electric oven beneath and extractor above, space and plumbing for dishwasher, space for freestanding fridge/freezer, tiled splash areas, radiator, tiled floor, window to the rear, further doorway to the utility room.

### **Utility Room**

5'2" x 5'8" (1.60 x 1.73)

Fitted with a matching range of base and eye-level cupboards with work surfaces above, inset single bowl sink with mixer tap, plumbing and space for washing machine, space for tumble dryer, tile splash areas, tiled floor, radiator, expelair, part-glazed door to the garden, further door to the guest cloak/WC.

### **Guest WC**

Fitted with a two piece suite in white with tiling to half height, radiator, tiled floor, obscured window to the side.

### **Office/Bed 5**

7'10" x 16'8" (2.40 x 5.10)

Window to the front, radiator.

### **First Floor Landing**

Access to roof space, panelled doors to all principal first floor rooms.

### **Bedroom One**

11'1" x 15'4" (3.40 x 4.69)

Window to the front, radiator, built-in wardrobes, further door to the ensuite shower room.

### **Ensuite Shower Room**

6'0" x 6'8" (1.83 x 2.04)

Fitted with a three piece suite in white including shower cubicle with glazed door, tiling to half height, shaver point, radiator, expelair, obscure window to the front.

### **Bedroom Two**

8'1" x 11'6" (2.47 x 3.53)

Window to the front, radiator, built-in wardrobes.

### **Bedroom Three**

8'2" x 9'1" (2.49 x 2.78)

Window to the rear, radiator, built-in wardrobes.

### **Bedroom Four**

11'1" x 7'6" (3.40 x 2.31)

Window to the rear, radiator.

### **Bathroom**

5'9" x 7'6" (1.76 x 2.30)

Fitted with a three-piece suite in white including bath with panel to the side, mixer tap and shower above, glazed screen, tile splash areas, radiator, strip light/shaver point, expelair, obscured window to the rear.

### **Outside**

The property enjoys an elevated position with wall and railing enclosed front garden. Accessed via steps and a paved pathway. Driveway and single garage with up and over door.

### **Rear Garden**

Immediately top the rear of the house is a timber sleeper retained patio areas. The remainder of the garden is laid to lawn with areas of shingle, further area of lawn to the additional side garden. pedestrian access via gate back to the front.

### **Garage**

Up and over door, power and light connected.

### **Material Information**

Electricity Supply: Mains

Gas Supply: Mains

Water Supply: Mains (Metered or Rateable)

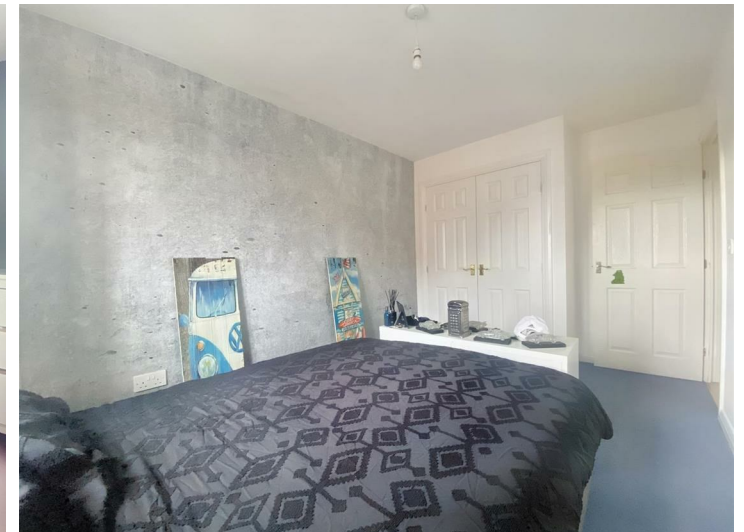
Sewerage: Mains

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.



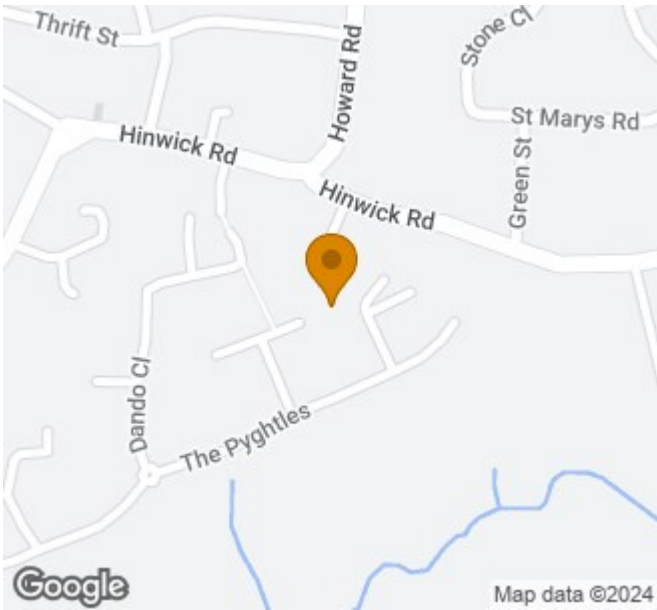








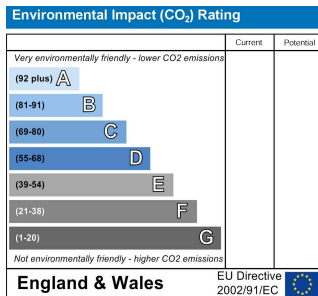
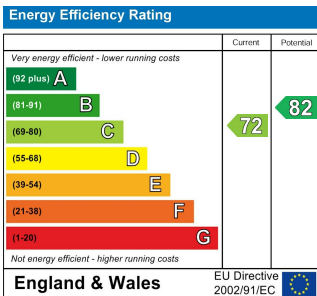
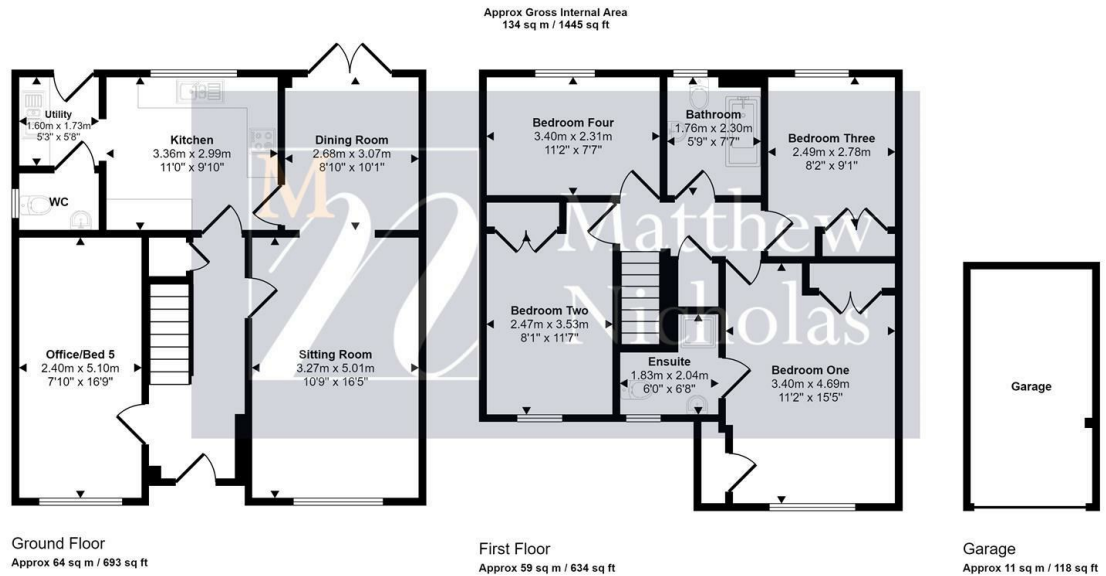
# Further Information



Local Authority: North Northamptonshire Council

Tax Band: E

Floor Area: 1445.00 sq ft



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.

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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