



102 Eastfield Road | Wollaston | NN29 7RU



Matthew
Nicholas



Offers In Excess Of £450,000

A fine example of an Edwardian double bay fronted family house that has been subject to a number of improvements in recent years. The property offers gas fired radiator heating, PVCu double glazed traditionally styled windows and a stunningly refitted kitchen/family room with bi-fold doors on the garden. Comprising briefly of an entrance hall, downstairs w.c, dual aspect sitting room, L shaped kitchen/breakfast/family room with central island, four double bedrooms, study, a re-fitted family bathroom and wet room. The rear garden is believed to be south facing, superbly landscaped and there is an allocated driveway space for one car.

- Delightful four bedroom period house
- Off road parking space to rear
- Period features throughout
- Recently refitted kitchen/breakfast room
- Office/Study
- Viewing recommended

Storm porch leading to decorative glazed composite door leading to

Entrance Hall

Radiator, stairs to first floor landing, under stairs cupboard, wooden flooring, doors to guest WC, kitchen and

Sitting Room/Dining Room

11'5" x 23'5" (3.50 x 7.14)

Bay window to front, radiator, wood burner on marble hearth with floating oak mantle above, coving, exposed timber flooring, opening into Sitting with patio doors to rear with shutters, radiator, TV point, obscured stain glassed window to kitchen.

Guest WC

Two piece suite comprising a low level WC with concealed cistern, hand wash basin with tiled splash back, towel warmer radiator, expelair.

Kitchen/Breakfast Room

23'1" x 8'7" (7.05 x 2.62)

Fitted with a range of contemporary base and eye level units in a light grey matt finish with composite quartz effect work surfaces above. Central island incorporating an undermount stainless steel inset single sink with mixer tap above and boiling water to the side, four ring induction hob with single gas wok ring, extractor above. Wall units incorporating twin integrated mid height oven, microwave and wine cooler. Integrated dishwasher and washing machine, space for American style fridge freezer, vertical radiators, spot lights, almost full width bifold doors to rear garden. Door to larder and square opening into

Family Room

10'10" x 14'0" (3.32 x 4.27)

Bay window to front, vertical radiators, open fire place with tiled hearth and wooden surround and mantle piece, spot lights.

First Floor Landing

Doors to all first floor rooms

Bedroom One

13'6" x 9'3" (4.12 x 2.83)

Window to front, radiator,

Bedroom Two

12'0" x 11'8" (3.67 x 3.56)

Window to rear, radiator, built in wardrobe.

Bedroom Three

12'3" x 11'4" (3.75 x 3.46)

Window to front, radiator, built in wardrobe.

Bedroom Four

13'10" x 9'0" (4.23 x 2.75)

Window to rear, radiator,

Study/Nursery

7'10" x 7'11" (2.39 x 2.43)

Window to front.

Family Bathroom

8'4" x 8'5" (2.55 x 2.57)

Three piece suite in white comprising of low level WC, wash basin recessed into vanity unit, bath with thermostatic shower head over, glass shower screen, tiled flooring and splash areas, towel warmer radiator, towel rail, shaving point, spot lights, obscured window to rear.

Shower Room

10'6" x 4'2" (3.21 x 1.28)

Three piece suite comprising of a low level WC, hand wash basin and thermostatic shower with waterfall shower head, floor to ceiling tiling, shelving, mirrored vanity unit, underfloor heating.

Outside

The property sits behind a low level brick wall, housing small shrubs and potted trees. The property is approached via quarry tiled pathway.

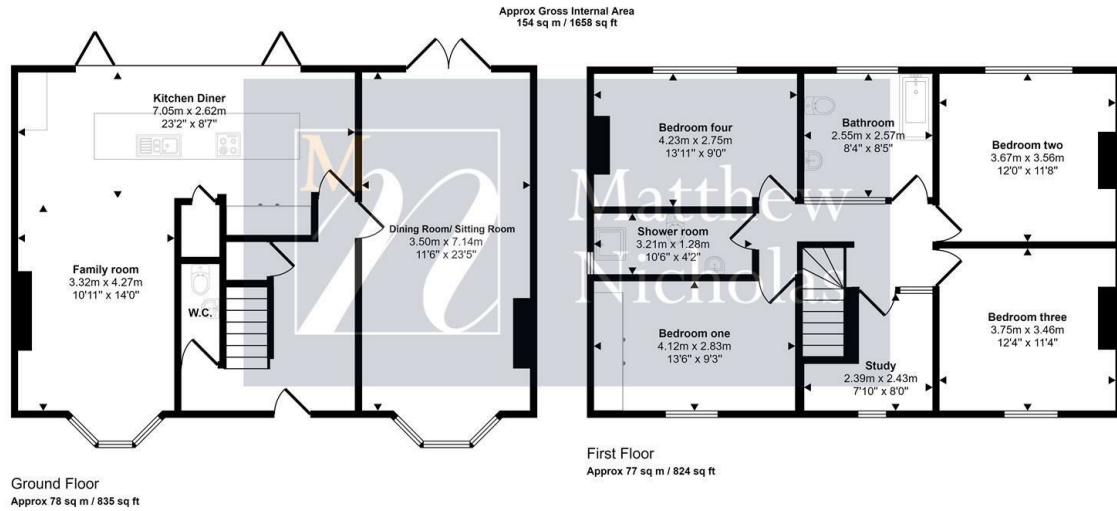
Rear Garden

Immediately abutting the rear of the property is an expansive limestone patio area across the full width of the plot, the remainder is laid to lawn and is full of mature planting and shrubbery, garden shed, gated access to a single parking space situated within The Heathers, the whole garden is enclosed with a combination of timber fencing and brick walling.





Further Information

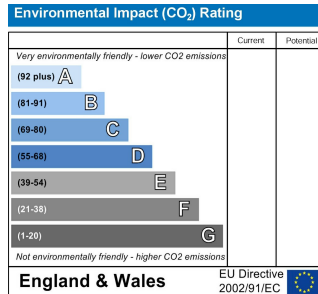
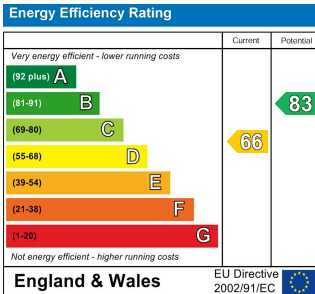


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Local Authority: North Northamptonshire Council

Tax Band: D

Floor Area: 1658.00 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.

27-29 Newton Road, Wollaston
Northamptonshire
NN29 7QN

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



Matthew
Nicholas