



37 Briarwood Way | Wollaston | NN29 7QR



Matthew
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Offers In Excess Of £600,000

A superb example of an extended 'Brentwood' design detached family house situated in a cul-de-sac, and immaculately presented. Having been extended and improved from the original design, the property now offers gas radiator heating, PVCu double glazing, superb kitchen/breakfast/dining area leading to a family/garden room and a fantastic master or guest suite on the second floor with feature freestanding bath. The accommodation comprises of a large entrance hall, sitting room, study/playroom, kitchen/family room, utility and guest wc. To the first floor is a galleried landing, two double bedrooms both with ensuite, two further double bedrooms, and a family bathroom, the second floor is home to a fifth bedroom with ensuite. A double garage and large driveway, along with gardens to front and rear are also provided.

- Superb three storey detached family home
- Three reception rooms
- Focal open plan kitchen/family area
- Five bedrooms (three ensuite)
- Attached double garage
- South facing cul-de-sac location

Storm porch with part glazed door leading from the front into the entrance hall.

Entrance Hall

Dog leg staircase to first floor galleried landing with large window to front, radiator, cloaks/storage cupboard, engineered oak flooring, coving, panelled doors with chrome furniture to all principal ground floor areas.

Study/Playroom

Window to front, radiator, telephone and television points, coving

Guest WC

Fitted with a two piece contemporary suite including vanity wash hand basin, engineered oak flooring, radiator, expelair.

Sitting Room

Bay window to front, two radiators, feature Minster style stone fireplace with wood burner, TV point, coving, double opening doors with chrome furniture from the entrance hall.

Kitchen/Breakfast Room

Fitted with a range of gloss finished base and eye level units with quartz work surfaces above. Under mount stainless steel single sink with mixer tap,

SMEG induction hob with extractor above, SMEG eye level oven and microwave oven, warming draw under oven, integrated BOSCH dishwasher, integrated fridge and freezer, bin draw, low level flood lighting, quartz upstands, peninsula divide, window to rear, door to utility room, engineered oak flooring. Breakfast area has a bay window incorporating bi-fold doors to the garden, two radiators, engineered oak flooring, coving, square opening to the Dining/Family area.

Dining/Family Room

Dining area has a radiator, bookshelves and cupboards, TV point, engineered oak flooring, coving, square opening to the family area. Family area glazing to two aspects with glazed French doors to the garden, radiator, engineered oak flooring, semi-vaulted roof with spotlights.

Utility Room

Fitted with a range of base and eye level units to match those of the kitchen with work surfaces above and inset sink, plumbing and space for washing machine and space for tumble dryer, gas fired central heating boiler, radiator, engineered oak flooring, part glazed door to the side.

First Floor Landing

Radiator, coving, panelled doors with chrome furniture to all first floor bedrooms and stairs to second floor.

Bedroom One

Window to front, two radiators, twin built in wardrobes, into eaves storage cupboard, TV point, coving, further door to the en-suite shower room.

Ensuite

Re-fitted with a contemporary style three piece suite including tiled shower cubicle with glazed door and contemporary fitting, rainfall shower head, vanity wash hand basin with mixer tap and storage beneath, low level wc, chrome towel warmer with electric, shaver point, tiling to all walls, xpelair, tiled floor, spotlights, obscured window to side.

Bedroom Two

Window to rear, radiator, TV point, built in wardrobes, coving, further door to en-suite shower room.

Ensuite

Fitted with a three piece suite in white including tiled shower cubicle with concertina style door, tiling to half height to all walls, radiator, shaver point, xpelair, spotlights, obscured window to rear.

Bedroom Three

Window to front, radiator, coving.

Bedroom Four

Window to rear, radiator, built in wardrobe and shelving, coving

Family Bathroom

Fitted with a four piece suite in white including twin grip bath and tiled shower cubicle with concertina style glazed door, tiling to half height to all walls, radiator, shaver point, xpelair, spotlights, window to rear.

Bedroom Five

Two dormer windows to rear with shutters, two radiators, glass balustrade to stairwell, feature freestanding bath with hand held shower attachment from mixer tap, lamp recesses, built in under-eaves wardrobes with high gloss doors. Cupboard housing hot water cylinder, door to en-suite shower room.

Ensuite

Fitted with a three piece suite including walk-in fully tiled shower cubicle with glass screen, contemporary vanity wash hand basin with mixer tap and storage beneath and concealed cistern WC. Mirrored storage cabinet with lights above, towel warmer with electric, tiled floor with

under-floor heating, storage cupboard, xpelair, spotlights, dormer window to rear with shutters.

Outside

The property is approached via a shared block paved driveway which in turn allows access to a driveway providing off road parking for several vehicles and leads to the attached double garage. Predominantly laid to lawn with a paved pathway and decorative shingle, decked seating area, exterior lighting, gated access to the side.

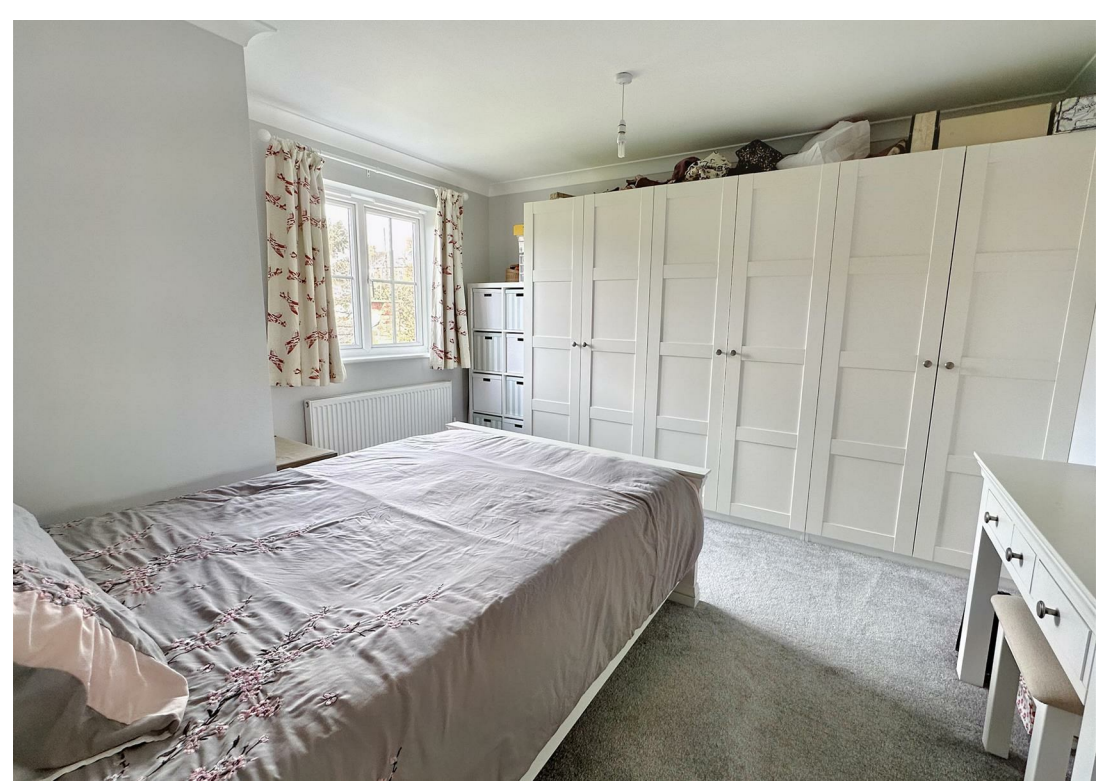
Double Garage

Stair case into eaves space which has all been boarded and could be converted into a usable space (stc), first fix lighting and sockets installed, two up and over doors.

Rear Garden

Immediately abutting the rear of the house is a raised paved patio area retained by sleeper style timber with decorative shingle and mature box bushes. The remainder of the garden is laid to a shaped lawn with flower/shrub borders. Further area of paving and enclosed by a combination of fencing and brick walling. Enjoying a South Easterly aspect with exterior lighting and tap. Large shed.





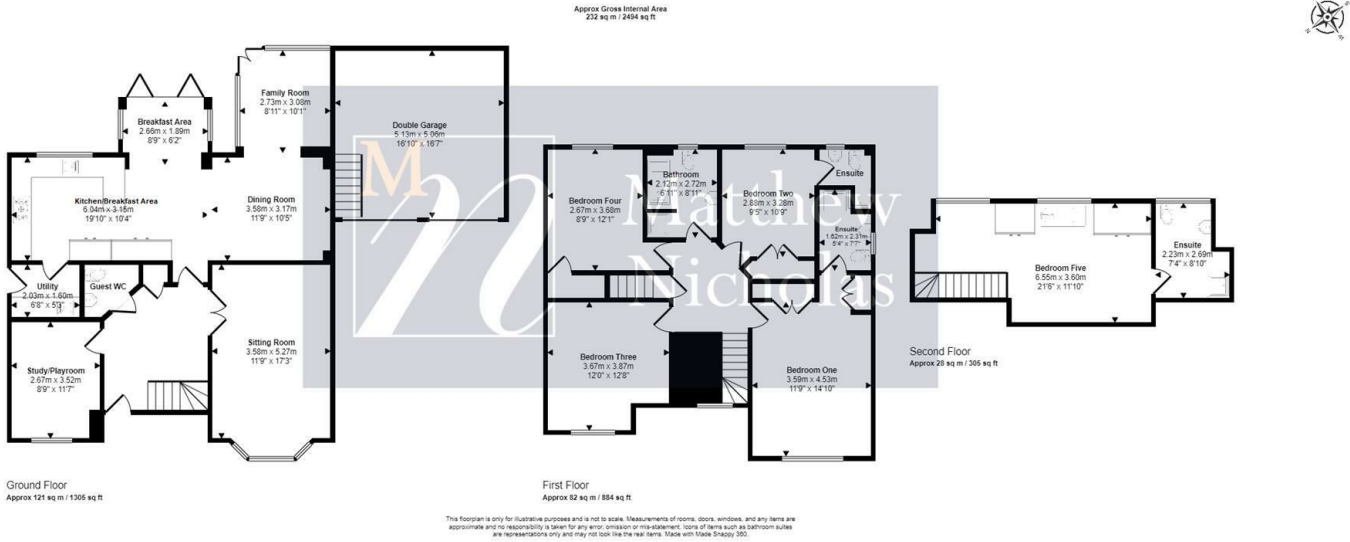
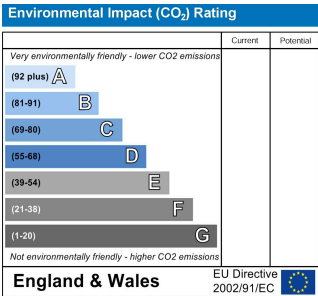
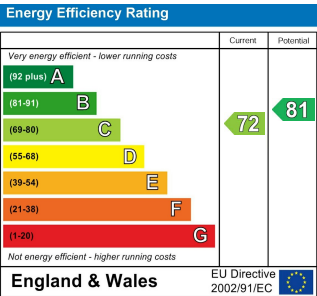
Further Information



Local Authority: North Northamptonshire Council

Tax Band: F

Floor Area: 2494.00 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.