



10 Abbey Rise | Wollaston | NN29 7QA



Matthew
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Offers In The Region Of £299,995

A well proportioned detached family home with attached garage situated at the end of a cul-de-sac. The property is offered with no chain, is well presented but in need of some updating. With PVCu double glazing, a gas fired radiator heating system and tiered enclosed garden, the accommodation comprises an entrance hall, sitting room, dining room opening into the kitchen and a conservatory. The first floor offers three bedrooms and a family bathroom. A driveway leads to the garage, along with front and rear gardens.

- Detached house with garage
- Views over the village to the front
- No onward chain
- Three bedrooms
- Cul-de-sac location
- Potential to improve

Part glazed PVC u door leading into

Entrance Hall

Window to front, radiator, coving, glazed side light and door leading into

Sitting Room

16'2" x 14'2" (4.94 x 4.33)

Window to front, radiators, gas fire with white mantle and surround, TV point, telephone point, stair case leading to first floor, door into

Dining Room

7'8" x 9'6" (2.36 x 2.92)

Sliding doors to conservatory, radiator, space for dining table, tiled flooring, low level dividing wall leading into

Kitchen

8'4" x 9'8" (2.56 x 2.97)

Fitted with a range of base and eye level units in wood effect and grey, with rolled edge work surfaces above, inset one and half bowl sink and drainer with stainless steel mixer tap above, space for freestanding cooker, space for dishwasher, gas fired boiler, tiling to all splash areas, tiled floor, window to rear.

Conservatory

8'2" x 6'4" (2.49 x 1.94)

Of a PVC construction with doors to both sides giving access to the rear garden and side access, full width glazing to the rear.

First Floor Landing

Window to side, loft access hatch, doors to all first floor rooms.

Bedroom One

10'2" x 9'10" (3.10 x 3.01)

Window to rear, radiator, built in wardrobes and storage units, built in cupboards.

Bedroom Two

7'10" x 11'3" (2.40 x 3.44)

Window to front, radiator, build in cupboard.

Bedroom Three

8'3" x 8'4" (2.53 x 2.56)

Window to front, radiator.

Bathroom

6'2" x 7'1" (1.88 x 2.16)

Four peice suite comprising of a low level WC, basin, bath with shower mixer tap, corner shower cubicle with glass side and electric shower, tiling to all walls, vanity unit, radiator, spotlights, expelair, obscured window to rear.

Outside

Approached via a concrete pathway the property is situated behind a small front garden primarily laid to shingle and retained behind a low level wall. The driveway and access to the garage is situated to the side of the front garden.

Garage

9'2" x 24'1" (2.81 x 7.36)

Electric sockets and lighting, pedestrian door to rear garden, up and over door to front.

Rear Garden

Immediately abutting the rear of the property is a hard standing area with steps leading up to the reaminder of the garden which is laid to slabs and shingle, garden shed, the whole is enclosed with timber fencing and a combination of stone and brick walling.





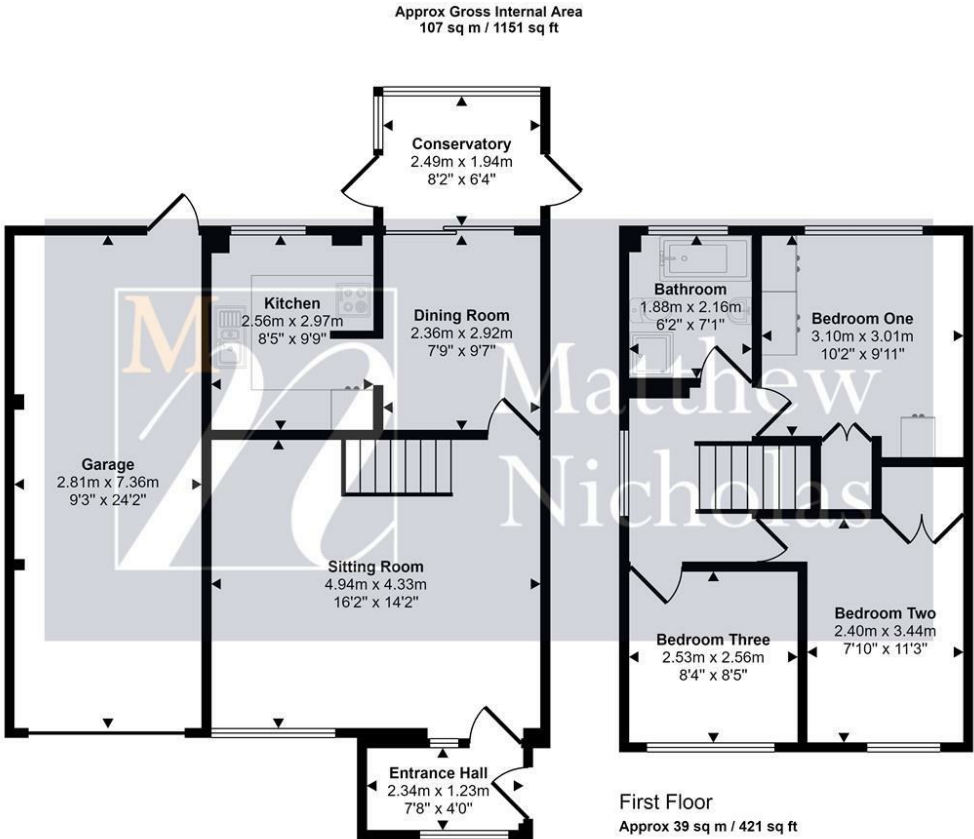
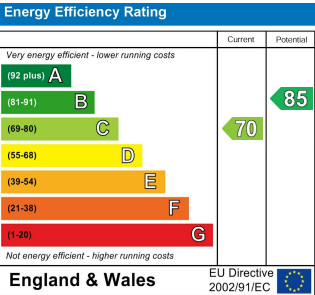
Further Information



Local Authority: North Northamptonshire Council

Tax Band: C

Floor Area: 1151.00 sq ft



Ground Floor
Approx 68 sq m / 730 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.

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