



18 Unity Close | Wollaston | NN29 7SU



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## Offers In Excess Of £269,995

A well presented modern yet established semi-detached house with traditionally styled conservatory situated towards the edge of the village. Boasting gas fired radiator heating, PVCu sealed unit double glazing, a well fitted contemporary kitchen/dining room and fitted bathroom. The property also enjoys a block paved driveway, covered store to the side and enclosed rear garden. The accommodation briefly comprises of an entrance hall, sitting room kitchen/dining room, conservatory, first floor landing, three bedrooms and bathroom.

- Three bedroom semi-detached house
- Enclosed garden with artificial grass
- White fitted bathroom
- Conservatory to rear
- Refitted kitchen/dining room
- Cul-de-sac location

Composite part glazed door leading from the front into the

### **Porch**

Porthole window to the front, tiled floor, door to the

### **Entrance Hall**

Radiator, staircase to the first floor, laminate flooring, door to the

### **Sitting Room**

12'5" x 14'0" (3.79m x 4.27m)

Window to front, radiator, TV point, laminate flooring, coving, door to the

### **Kitchen/Dining Room**

16'7" x 9'0" (5.07m x 2.75m)

Refitted with a range of contemporary base and eye level units with granite effect worksurfaces above. inset single bowl resin sink with telescopic mixer tap over. Gas hob with single electric oven beneath and stainless steel/glass extractor above. integrated slimline dishwasher, space for concealed washing machine, space for fridge/freezer, breakfast bar. Tiled floor, window and glazed doors to the

### **Conservatory**

Of a PVCu double glazed construction on a low level base with polycarbonate pitched roof. Glazing to three sides and double doors to the garden, tiled floor.

### **First Floor Landing**

Window to side, storage cupboard, access to roof space housing gas fired central heating boiler.

### **Bedroom One**

9'11" x 12'10" (3.04m x 3.92m)

Window to front, radiator.

### **Bedroom Two**

9'11" x 10'0" (3.03m x 3.07m)

Window to rear, radiator.

### **Bedroom Three**

6'4" x 7'5" (1.95m x 2.27m)

Window to front, radiator.

### **Bathroom**

Fitted with a three piece suite in white including a low level WC, wash hand basin and P shaped bath with glazed screen to the side and shower above. Tiled splash areas, tiled floor, obscured window to the rear.

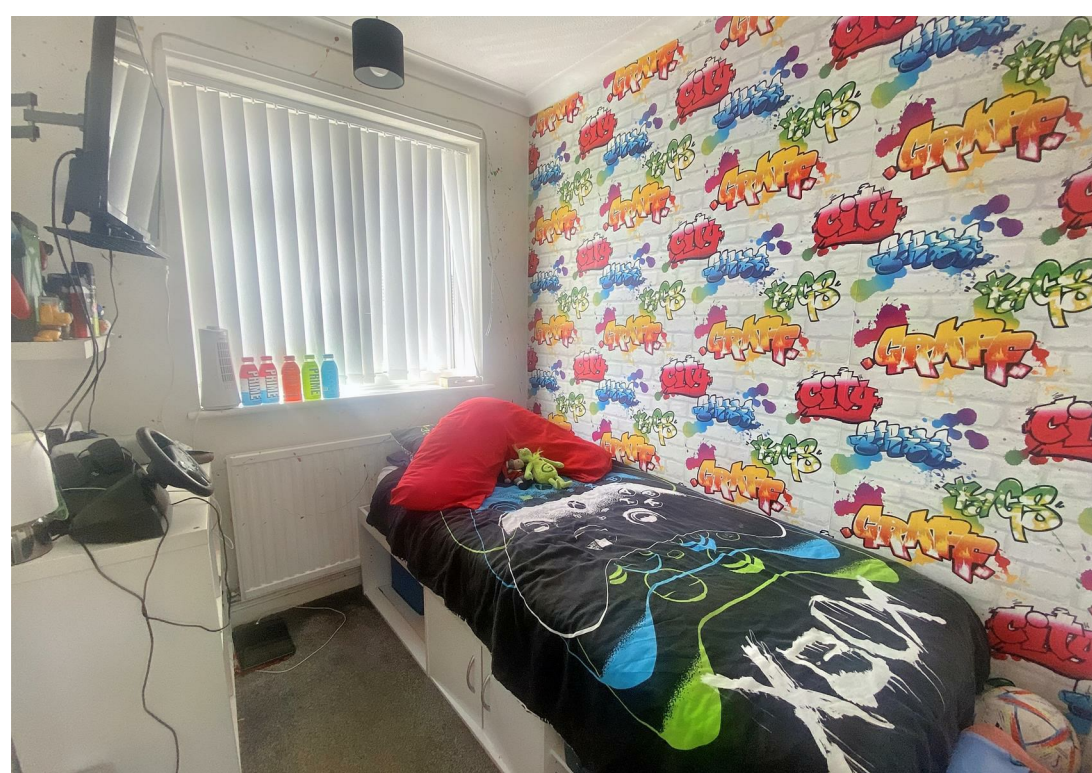
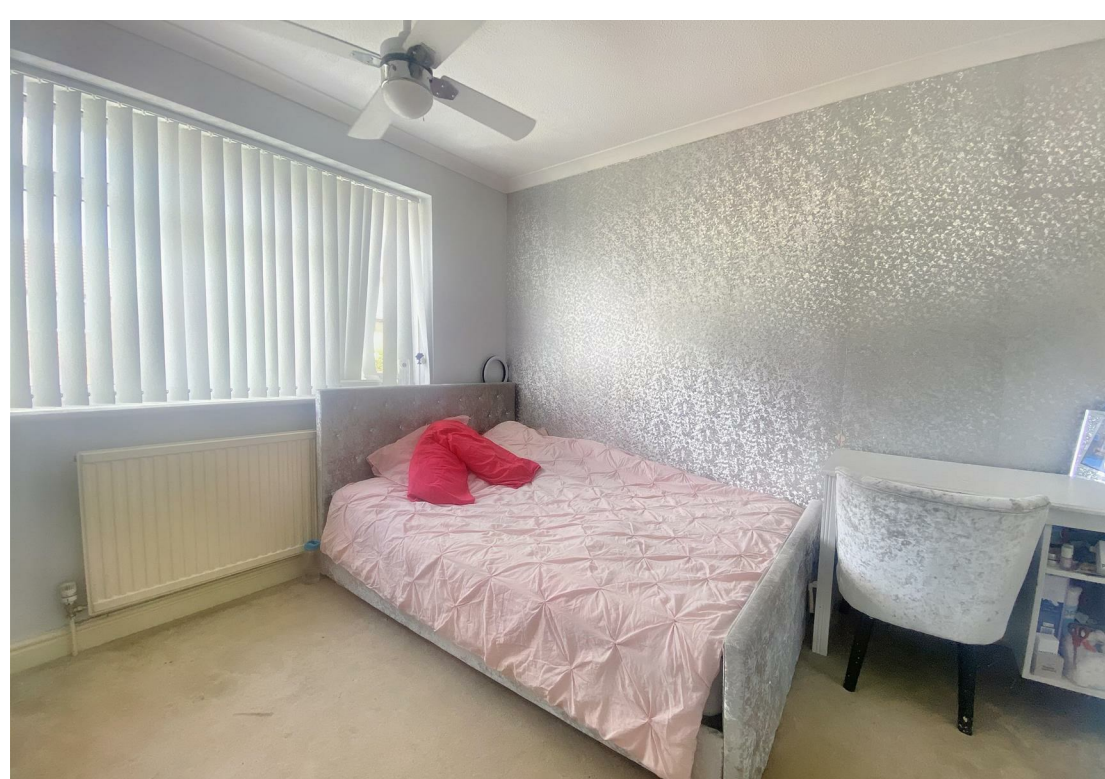
### **Outside**

The property stands behind a large block paved driveway providing ample parking. Access may be gained to the main entrance door and via double timber gates to the covered side area.

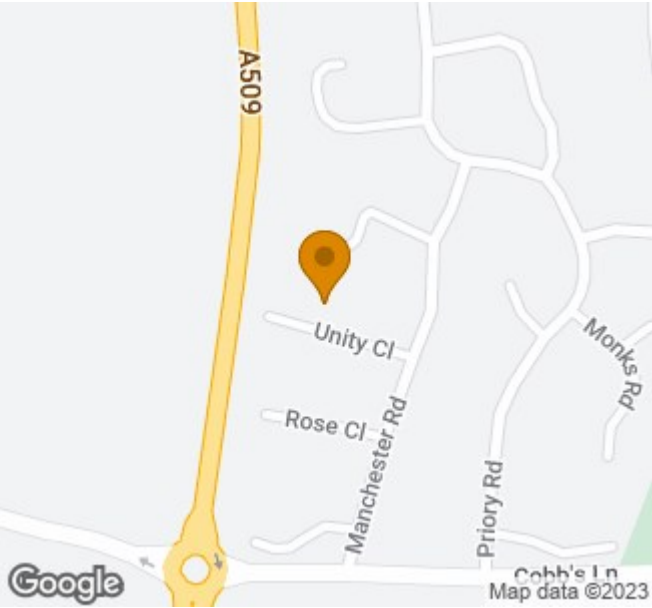
### **Rear Garden**

Large patio to the rear of the house retained by timber picket fencing. The remainder is laid to artificial lawn with fencing to all sides, exterior power socket and useful covered storage area to the side of the house.





Further Information




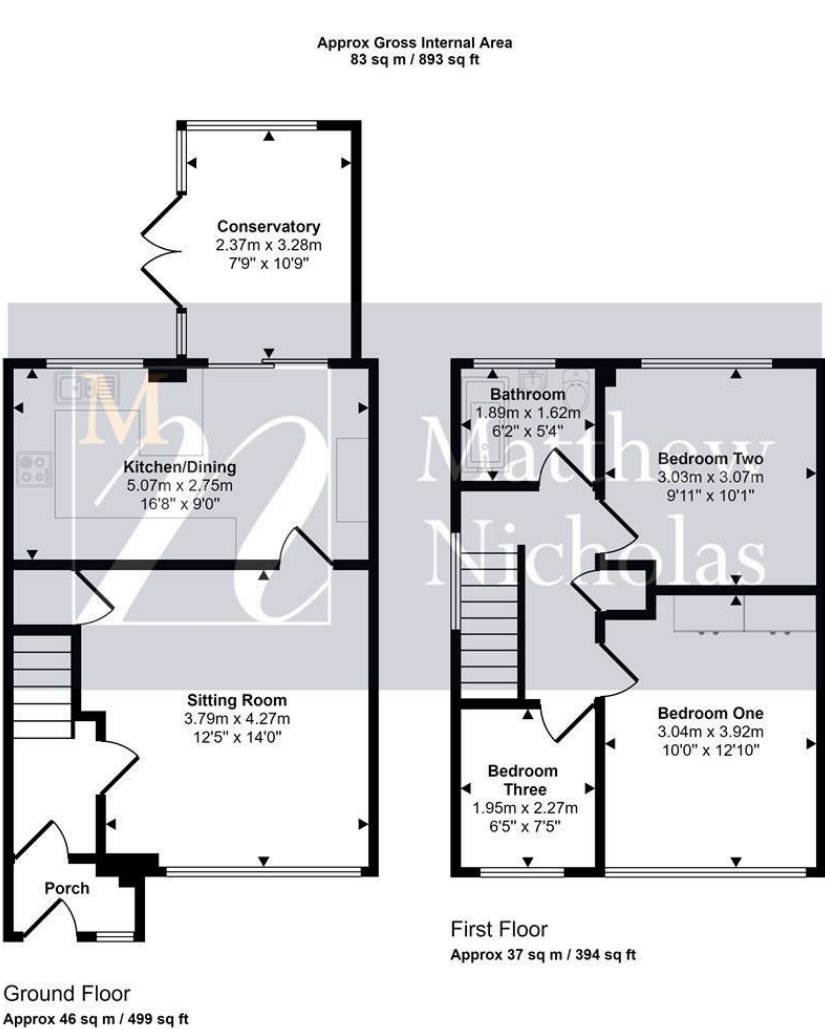
Local Authority: North Northamptonshire Council

Tax Band: B

Floor Area: 893.00 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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



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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