



5 Briarwood Way | Wollaston | NN29 7QR



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Offers In Excess Of £399,995

A superbly extended Westbury Homes built four bedroom detached house offering beautifully rethought ground floor living space centering on a superbly fitted kitchen/dining/family area with sliding glass rear elevation opening to a low maintenance rear garden. Decorated in neutral tones and situated on this sought after development within easy reach of the local amenities, viewing is advised. Offering a gas fired radiator heating system, PVCu double glazing and the a useful informal conversion of the garage into additional work space (can be reversed by any buyer), the accommodation comprises of an entrance hall, sitting room, large kitchen/dining/family room, utility, guest WC and garage conversion study/hobbies area. The first floor offers a master bedroom, ensuite, three further bedrooms and a bathroom. The gardens have been landscaped in a low maintenance fashion and present a great indoor/outdoor link with the key areas of the house.

- Extended detached four bedroom house
- Landscaped easily maintained garden
- Gas fired radiator heating system
- Fantastic open plan kitchen/family area
- Additional study/gym and store
- No onward chain

Part glazed composite entrance door leading from the porch into the

Entrance Hall

Radiator. Stairs rising to first floor. Understairs cupboard. Oak flooring. Doors to the Sitting Room, Garage/Study and Kitchen area.

Sitting Room

10'7" x 19'7" (3.25m x 5.98m)

Window to front. Stone 'Minster style' fireplace. Radiator. TV point.

Kitchen/Family Room

20'3" x 19'6" (6.18m x 5.96m)

Fitted with a range of high glass base and eye level units incorporating breakfast bar, with granite worktops and splashbacks. Undermount sink with mixer tap. Induction hob, twin eye level ovens (one is a combi/microwave), integrated fridge and freezer, dishwasher. Two ceiling roof lanterns. Laminate flooring and ceiling spot lighting. Under floor heating. Wall to wall sliding glazed doors opening to the rear garden. Door to

Utility Room

Fitted with a range of floor and eye level units with matching worktops and splashbacks to those of kitchen. Under mount sink with mixer tap. Ceiling roof lantern and spotlighting. Door to side and

Guest WC

Fitted with a two piece suite comprising WC and pedestal wash basin. Tiled flooring and part tiled walls. Radiator. Obscured window to side aspect.

Store Room

Converted from part of integral behind sealed over garage door with power and light connected. Further door to the

Study

7'11" x 9'8" (2.43m x 2.95m)

As with the store room, this area is a subdivision of the integral garage and to be used as a study/gum area. Window to side, power and light connected.

Agents Note: Both the store room and study are considered temporary conversions and therefore not considered habitable space and subject to the regulations that would be reflective of this. They can be removed by any would be purchase upon completion if not required.

First Floor Landing

Loft access. Doors to all bedrooms bathroom and airing cupboard.

Bedroom One

11'2" x 13'6" (3.42m x 4.14m)

Window to front. Two built in wardrobes. Radiator. Door to

Ensuite Shower Room

Fitted with a three piece suite comprising a WC, pedestal wash basin and shower cubicle. Tiled splash areas. Radiator. Obscured window to front.

Bedroom Two

8'1" x 11'11" (2.48m x 3.64m)

Window to front. Built in wardrobes. Radiator.

Bedroom Three

7'11" x 9'1" (2.43m x 2.78m)

Window to rear. Built in wardrobes. Radiator.

Bedroom Four

11'4" x 7'9" (3.46m x 2.37m)

Window to rear. Radiator.

Bathroom

Fitted with a three piece suite comprising WC, pedestal wash basin and bath with shower over and shower screen to side. Tiled splash areas. Radiator. Obscured window to the rear.

Outside

Low maintenance landscaped front garden laid to artificial turf and stone chippings. Driveway with parking for two cars. Bin store. Gated access to the side.

Rear Garden

Beautifully landscaped rear garden laid to tiers with sleepers and artificial turf. Raised seating area and a garden shed. Enclosed by fencing and walling.





Further Information



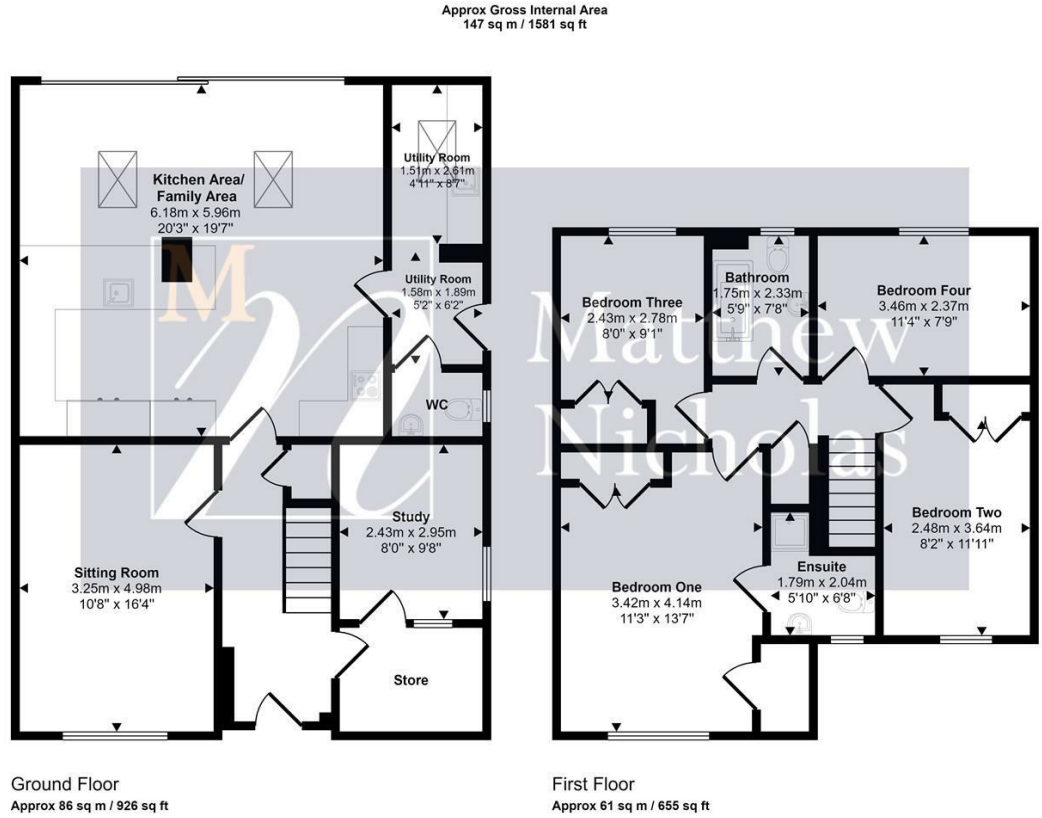
Local Authority: North Northamptonshire Council

Tax Band: D

Floor Area: sq ft

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	77	79

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.

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