



16 Hazelden Close | Wollaston | NN29 7LH



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Offers In The Region Of £389,995

A superbly presented four bedroom detached family house enjoying an east-west facing plot in this sought after cul-de-sac. Boasting a gas fired radiator heating system, PVCu double glazing and stunning kitchen /dining room, a viewing is recommended. The accommodation comprises of an entrance hall, sitting room leading to the recently created contemporary kitchen/dining room and guest cloakroom/wc. To the first floor are four bedrooms, a family bathroom and a refitted en-suite shower room to the master bedroom. Well tended gardens are provided to front and rear and a driveway to the side provides off-road parking for three cars and in turn leads to the detached single garage.

- Redrow Homes built detached house
- Refitted kitchen/dining room
- Gas fired radiator heating system
- Immaculate order throughout
- Refitted ensuite and guest WC
- Double glazing throughout

Composite part glazed door leading from the storm porch into the

Entrance Hall

Radiator, dog-leg staircase to first floor with storage beneath, thermostat, coving. Doors to sitting room, kitchen/dining room and guest cloakroom/wc.

Guest WC

Refitted with a two piece suite including a low level WC and vanity wash hand basin, tiled splash areas, radiator, obscured window to the front.

Sitting Room

10'9" x 16'3" (3.28 x 4.97)

Bay window to the front, radiator, feature timber fire surround with contemporary wood burner style electric fire and slate hearth, feature built in shelved area surrounding glazed doubled doors to kitchen/dining room, coving.

Kitchen/Dining Room

10'1" x 13'10" plus 8'6" x 12'6" (3.09 x 4.22 plus 2.60 x 3.82)

Kitchen Area

Refitted with a contemporary range of cabinetry with quartz worksurfaces above. Inset undermount stainless steel twin bowl sink with mixer tap, peninsular area with AEG induction hob, recessed ceiling extraction above and Bosch electric oven beneath. Integrated dishwasher, washing machine and tumble drier. Space for fridge/freezer. Concealed gas fired central heating boiler, downlighters, window to the rear and part glazed door to the side.

Dining Area

Bi-fold doors to the garden, vertical radiator, twin pendant light fittings over dining table area.

Landing

Window to side at half height, loft access hatch. Doors to all principal first floor rooms.

Bedroom One

9'6" x 17'5" (2.91 x 5.31)

Bay window to front, radiator, built in wardrobes. Door to the

Ensuite

4'4" x 7'2" (1.34 x 2.20)

Refitted with a contemporary three piece suite including a low level WC, vanity wash hand basin and shower cubicle with hand held and rainfall fixed shower head, glazed sliding door. Tiled splash areas, radiator, obscured window to the side.

Bedroom Two

9'6" x 9'11" (2.90 x 3.04)

Window to rear, radiator, built in wardrobes.

Bedroom Three

9'4" x 6'9" (2.87 x 2.06)

Window to rear, radiator.

Bedroom Four

9'6" x 6'9" (2.92 x 2.07)

Window to front, radiator.

Bathroom

6'1" x 6'8" (1.87 x 2.04)

Fitted with a three piece suite including a low level WC, wash hand basin and bath with panel to side. Tiled splash areas, radiator, obscured window to the side.

Outside

The property stands behind a semi open-plan frontage, predominantly laid to lawn with established hedge/shrub planting. A single width driveway runs to the side of the house and provides off road parking for three vehicles from which access may be gained to the main entrance door, rear garden via a pedestrian gate and detached single garage.

Garage

8'3" x 16'2" (2.54 x 4.94)

Up and over door. Power and light connected. Personal door to the rear garden

Rear Garden

Immediately abutting the rear of the property is a flagstone seating area, bordered by reclaimed timber sleepers. The remainder of the garden is laid to a shaped lawn with flower/shrub borders. Gravel and stepping stone pathway. To the far end is a raised decked seating area. Exterior tap and lighting. Enclosed by a combination of fencing. East/West facing and not considered to be overlooked.

Material Information

Electricity Supply: Mains

Gas Supply: Mains

Water Supply: Mains (Metered or Rateable)

Sewerage: Mains

Heating: Gas radiators

Broadband: We would recommend that any potential buyers conduct their own investigations using Openreach and Ofcom checkers.

Mobile Signal/Coverage: We would recommend that any potential buyers conduct their own investigations using the Ofcom checker.





Further Information



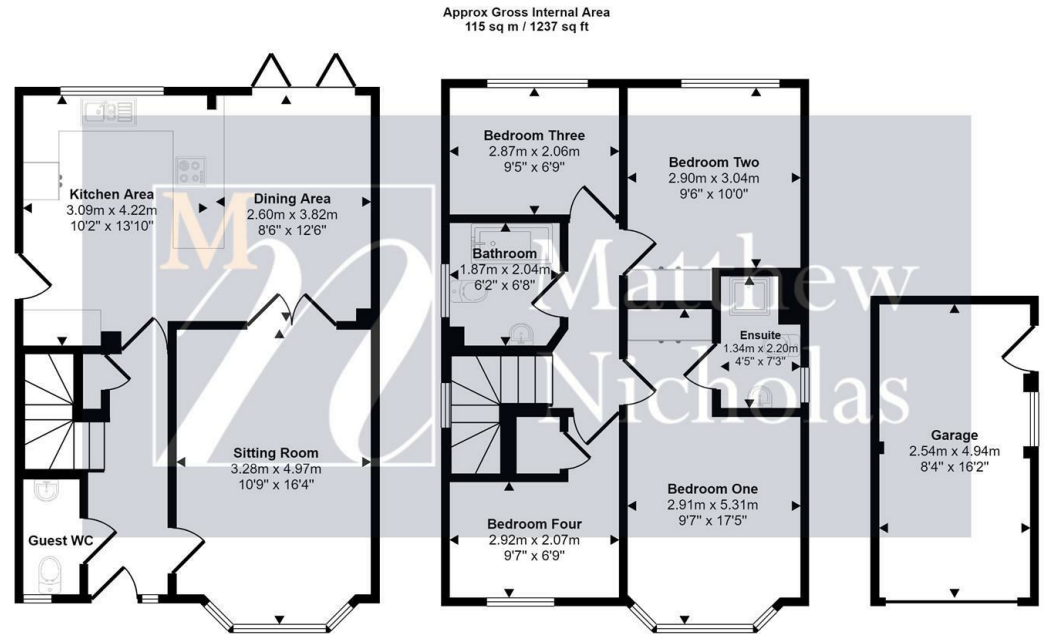
Local Authority: North Northamptonshire Council

Tax Band: D

Floor Area: 1237.00 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	71	
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		85
(81-91) B		
(69-80) C	69	
(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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