



23 Monks Road | Wollaston | NN29 7PP



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## Offers In The Region Of £319,995

A stylish and flexible semi-detached family home that has been comprehensively upgraded in recent years. Boasting a gas fire radiator heating system, PVCu double glazing and high specification kitchen, the property is neutrally decorated and the living is focused in the large family area towards the west facing and private rear garden. Briefly comprising a large hallway, sitting room, dining/family room, kitchen, bedroom three/study and bathroom. The first floor landing leads to the master bedroom with ensuite and a second double bedroom. Driveway, detached timber garage and delightful gardens.

- Beautifully presented and versatile dormer style home
- PVCu double glazing
- High specification finish
- Gas fired radiator heating system
- Superbly refitted kitchen and bathrooms
- West facing and private rear garden

Composite entrance door with glazed panels to the sides leading into the

### **Entrance Hall**

Radiator, staircase rising to semi-galleried landing, tiled floor, oak doors to the bathroom, bedroom three, sitting room and under stairs store.

### **Bedroom Three**

7'4" x 9'7" (2.26 x 2.94)

Window to front, radiator, luxury vinyl flooring.

### **Bathroom**

7'4" x 5'5" (2.25 x 1.67)

Fitted with a contemporary three piece suite including a low level WC, vanity wash hand basin with storage below and bath with shower above, towel warmer, wall and floor tiling, downlights and obscured window to the side.

### **Sitting Room**

10'3" x 16'5" (3.13 x 5.01)

Feature wood burner set on granite hearth, luxury vinyl flooring, coving. Oak panels and glazed double doors to the

### **Family/Dining Room**

17'11" x 10'9" (5.47 x 3.28)

Large French style glazed doors and panels to the garden. Radiator, tiled floor. Range of fitted units and moveable island with quartz worktop to match that of kitchen. Opens through to kitchen and further composite door to the side.

### **Kitchen**

7'2" x 11'0" (2.19 x 3.37)

Fitted with a contemporary range of flush faced base and eye level cupboards with quartz worksurfaces above. Co-ordinating splash areas, twin bowl undermount sink units with telescopic mixer tap, separate Quooker boiling tap, NEFF induction hob with extraction above and twin NEFF eye level ovens to the side. Integrated microwave, dishwasher, fridge/freezer and washing machine. Tiled floor, window to the side.

### **Landing**

Panel doors to both first floor bedrooms.

### **Bedroom Two**

7'1" x 13'11" (2.18 x 4.26)

Window to rear, radiator.

### **Bedroom One**

10'5" x 16'0" (3.18 x 4.90)

Window to rear, radiator.

### **Ensuite**

10'0" x 4'6" (3.06 x 1.38)

Fitted with a contemporary three piece suite including a low level WC, vanity wash hand basin with storage below and wet room style shower area with glazed screen, towel warmer, wall and floor tiling, downlights, expelair and obscured window to the rear.

### **Outside**

The property stands behind a block paved and slate chipped frontage providing parking for three vehicles. Outside lighting, double timber gates to a further block paved hardstanding (limited width) at the side which leads to the rear garden.

### **Rear Garden**

A particular feature and enjoying both a westerly aspect, but also not directly overlooked. A large paved patio runs the width of the rear of the house. A gravel hardstanding/continuation of driveway runs to the side and links to the timber garage at the far end of the garden. The main area is laid to lawn with established and well stocked planted beds. Exterior lighting, tap and power. Enclosed by fencing.

### **Garage**

Timber construction with double opening main doors, power and light connected.

### **Material Information**

Electricity Supply: Mains

Gas Supply: Mains

Water Supply: Mains (Metered or Rateable)

Sewerage: Mains

Heating: Gas radiators

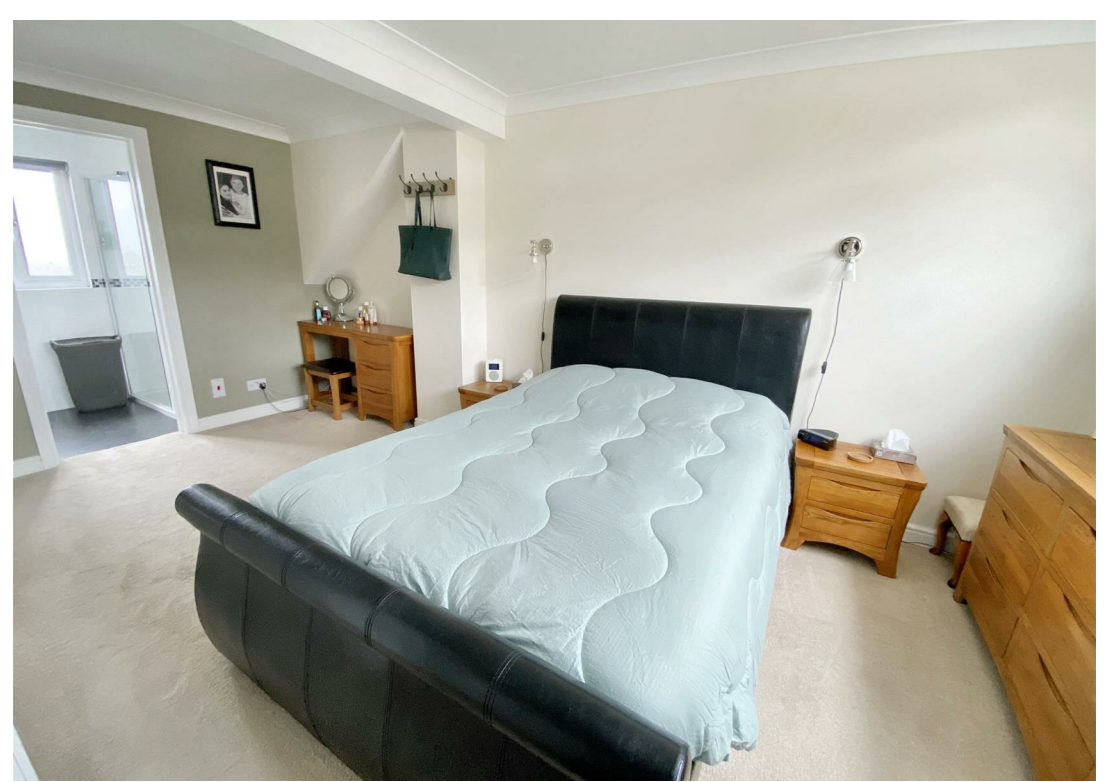
Broadband: We would recommend that any potential buyers conduct their own investigations using Openreach and Ofcom checkers.

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







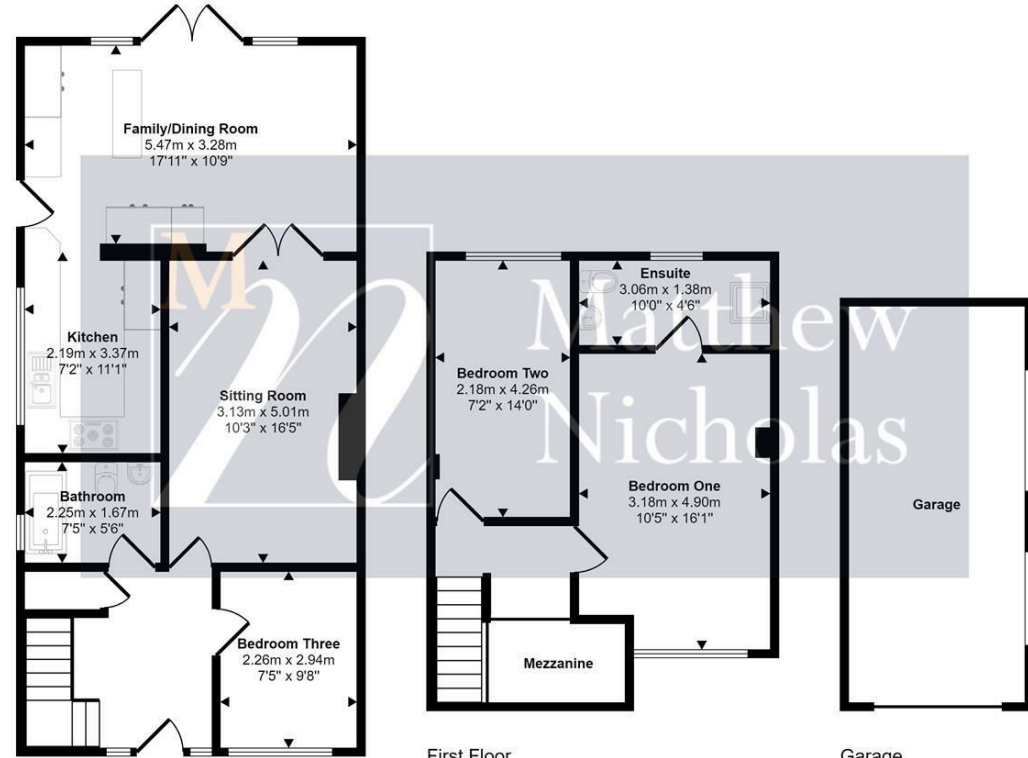




# Further Information



Approx Gross Internal Area  
118 sq m / 1268 sq ft



Ground Floor  
Approx 64 sq m / 690 sq ft

First Floor  
Approx 35 sq m / 372 sq ft

Garage  
Approx 19 sq m / 206 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.



Local Authority: North Northamptonshire Council

Tax Band: C

Floor Area: 1268.00 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		1	1
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	

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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