



42 Duck End | Wollaston | NN29 7SH



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Offers In The Region Of £325,000

An extended and wonderfully versatile three bedroom semi-detached family home enjoying a corner plot, driveway and timber built workshop. The accommodation focuses on an L shaped kitchen/dining/family area opening out onto a west facing garden. Boasting a gas radiator heating system PVCu double glazing, well fitted kitchen and bathroom. The accommodation comprises a hallway, through sitting room with doors to the rear garden, L shaped kitchen/dining/family room with further doors to the side garden. The first floor offers three well proportioned bedrooms and a four piece bathroom. Driveway to the front and gardens to side and rear.

- Extended semi-detached house
- Flexible ground floor living space
- Open fire to the Sitting Room
- Larger than average corner plot
- Well fitted kitchen and bathroom
- Great location close to conservation area

A composite traditionally styled entrance door with glazed side panels leading into the

Entrance Hall

Staircase rising to the first floor, radiator, laminate flooring, glazed oak door to the

Kitchen/Dining Room

18'4" x 27'7" (5.59 x 8.42)

Kitchen Area

Fitted with a range of cream coloured shaker style units with wood effect worksurfaces over. Inset single bowl sink with mixer tap, stainless steel gas hob with chimney style extractor above and single oven below. Integrated dishwasher, fridge/freezer, 'metro' style tiled splashbacks, concealed gas fired boiler, kickboard heater. Downlights, laminate flooring, two windows to rear. Peninsular style divide to dining area. Further doors to the understairs store and Sitting Room.

Dining Area

Window to front and sliding patio doors to the side. Vertical radiator, built in cupboard with facility for wall mounted TV, wall lights, laminate flooring, vaulted ceiling with Velux style skylight.

Sitting Room

11'0" x 24'2" (3.37 x 7.38)

Window to front and sliding patio style doors to the rear. Radiator, feature fireplace with facility for open fire, TV point. Downlights and coving to ceiling.

First Floor Landing

Window to side, doors to all first floor rooms.

Bedroom One

8'9" x 12'7" (2.68 x 3.85)

Window to front, radiator, built in wardrobes, coving and downlights to ceiling.

Bedroom Two

7'9" x 8'10" (2.38 x 2.71)

Window to rear, radiator, coving and downlights to ceiling.

Bedroom Three

7'8" x 8'10" (2.36 x 2.71)

Window to front, radiator, coving and downlights to ceiling.

Bathroom

Fitted with a four piece suite in white comprising a low level WC, wash hand basin, bath with mixer tap and shower cubicle with glass sliding doors and fixed overhead and hand held shower. Tiled walls, towel warmer, tiled floor, downlights and coving. Window to rear.

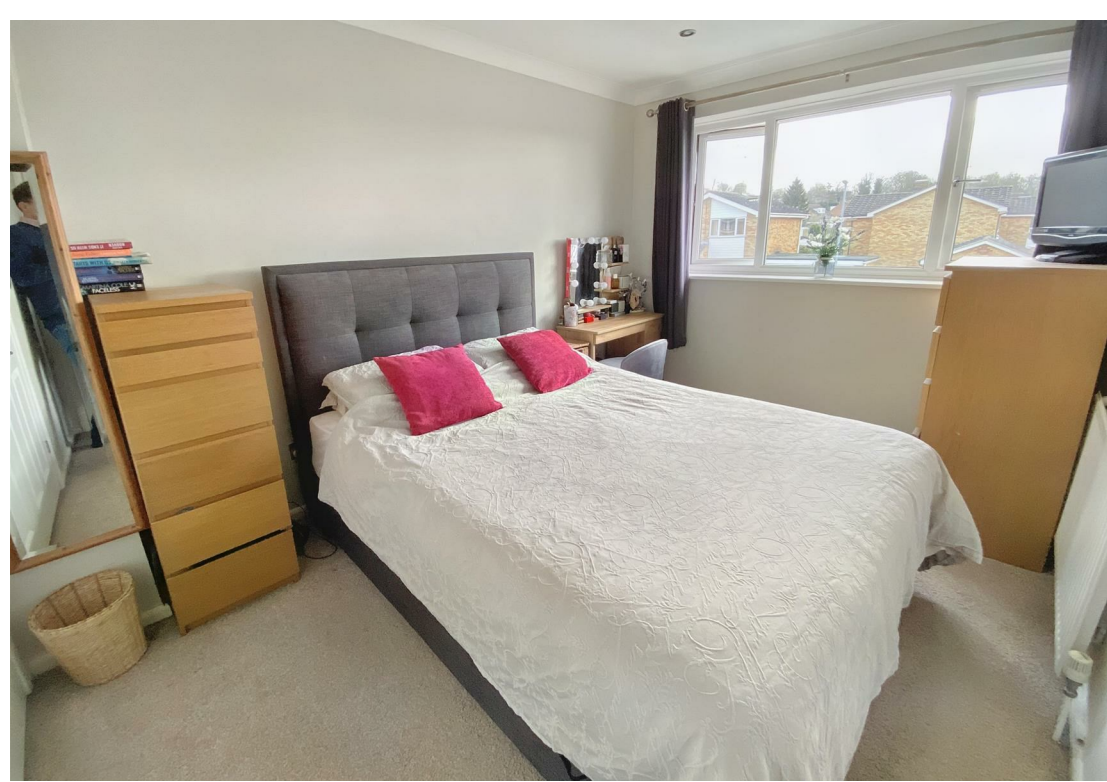
Outside

The property stands behind a block paved driveway for two/three cars from which access may be gained to the main entrance door and gated side garden. Low level retaining wall.

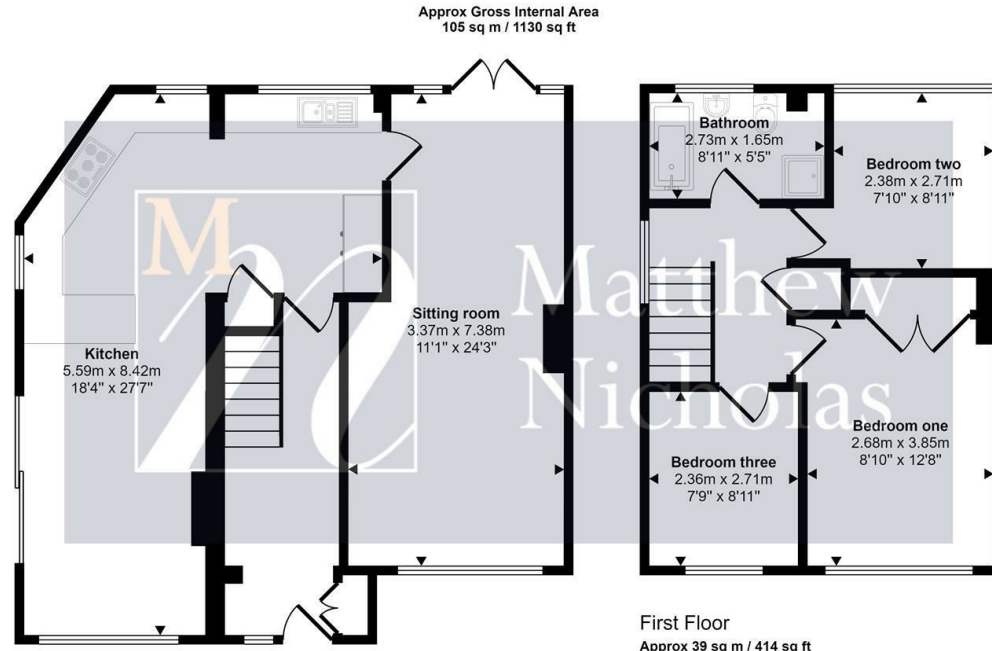
Gardens

A well proportioned lawned garden faces west to the side of the house with a raised decked seating area. Retained by walling/fencing. To the rear is a paved patio with raised bark chip 'play area'. Steps lead to a large timber workshop with potential for use as a home office/gym etc. Exterior tap and enclosed by further timber fencing.





Further Information



Ground Floor
Approx 66 sq m / 715 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: 1130.00 sq ft

Energy Efficiency Rating	
Current	Potential
	80
53	

Very energy efficient - lower running costs

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential

Very environmentally friendly - lower CO₂ emissions

Not environmentally friendly - higher CO₂ 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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