



20 Holyoake Road | Wollaston | NN29 7RZ



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Offers In Excess Of £375,000

A superb opportunity to acquire a rarely available extended and remodelled period family home in the centre of the village. Offering PVCu double glazing, a gas fired radiator heating system and retaining a number of character features, the focus has to be the large open plan kitchen/garden room opening to the garden. The garden is south facing and the property is well located in the centre of the village. Briefly comprising a hall, sitting room, dining room, kitchen/garden room, family room/fourth bedroom, boot room and guest WC. To the first floor are a master bedroom with contemporary ensuite shower rom, two further double bedrooms, walk in closet and bathroom with feature free standing bath. The garden room opens to a delightful south facing garden.

- Superbly extended and remodelled period home
- Ensuite to master bedroom
- PVCu double glazing
- Four reception areas inc stunning garden room
- Well appointed kitchen and bathrooms
- Gas fired radiator heating system

Panelled door with inset glazing leading from the front into the

Entrance Hall

Radiator, tiled floor, dado rail, staircase to the first floor.

Doors to the sitting and dining rooms.

Sitting Room

11'10" x 12'10" (3.61 x 3.93)

Bay window to front, radiator, feature wood burner set in chimney recess with timber mantel shelf, decorative shevling to side recess, TV point, picture rail. Glazed double doors to the

Dining Room

12'2" x 11'1" (3.72 x 3.40)

Radiator, feature decorative tiled fireplace with wood mantel shelf, original quarry tiled floor, picture rail, door to understairs store, opening through to the

Garden Room

14'10" x 13'0" (4.54 x 3.97)

Bi-fold glazed doors to the patio and rear garden, vertical radiator, feature glazed atrium to ceiling, wood effect flooring, downlights, door to laundry/store, family room and opening through to the

Kitchen

8'7" x 13'6" (2.62 x 4.14)

Fitted with a range of contemporary base level units with stone effect and timber worktops. Inset stainless steel sink with telescopic mixer, ceramic hob with single electric oven below, extractor above, integrated dishwasher, space for American style fridge/freezer, breakfast bar, feature exposed brick walling, wood effect flooring, downlights, stable style door to the boot room.

Family Room

9'0" x 20'10" (2.75 x 6.36)

Window to front, radiators, downlighters, wood effect flooring.

Boot Room

8'8" x 11'0" (2.65 x 3.37)

French doors to the garden, radiator, built in storage cupboards, sliding feature timber door to the

Guest WC

4'11" x 4'5" (1.50 x 1.37)

Fitted with a two piece suite including vanity wash hand basin with cupboard storage below and a low level WC, tiled splash areas, radiator, cupboard housing gas boiler, tiled floor, window to rear.

First Floor Landing

Doors to all principal rooms loft hatch.

Bedroom One

9'0" x 18'2" (2.76 x 5.56)

Two windows to rear, radiator, feature timber clad wall, two Velux style skylights to vaulted ceiling. Door to the

Ensuite

8'10" x 7'10" (2.70 x 2.40)

Fitted with a three price contemporary suite including a low level WC, vanity wash hand basin with cupboard beneath and a large walk in shower enclosure with Crittal style glazing, overhead shower fittings and stone effect composite splash areas. Window to front and feature exposed brick wall, vaulted ceiling, tiled floor.

Bedroom Two

15'1" x 8'3" (4.60 x 2.53)

Two windows to front, two radiators, feature exposed brick chimney breast, picture rail, painted timber floorboards.

Bedroom Three

10'1" x 11'6" (3.08 x 3.51)

Window to rear, radiator, feature exposed brick chimney breast, picture rail, timber floorboards.

Closet

5'5" x 5'10" (1.66 x 1.78)

Window to side, radiator, hanging rails.

Bathroom

8'8" x 7'2" (2.66 x 2.20)

Fitted with a three price contemporary suite including a low level WC, vanity wash hand basin with cupboard beneath and feature free standing bath, radiator, tiled floor, window to rear.

Outside

The property stands behind a wall retained courtyard style garden laid to a combination of shingle with a tiled path to the main door and gated side access to the rear garden.

Rear Garden

Immediately to the rear of the house is a large paved patio with lighting and power socket. The remainder of the garden is laid to artificial lawn with planted borders, central paved pathway and further paved seating areas. To the far end are a timber shed and summer house, each with power connected. The whole is enclosed by walling and fencing and enjoys a southerly aspect.

Material Information

Electricity Supply: Mains

Gas Supply: Mains

Water Supply: Mains (Metered or Rateable)

Sewerage: Mains

Heating: Gas radiators

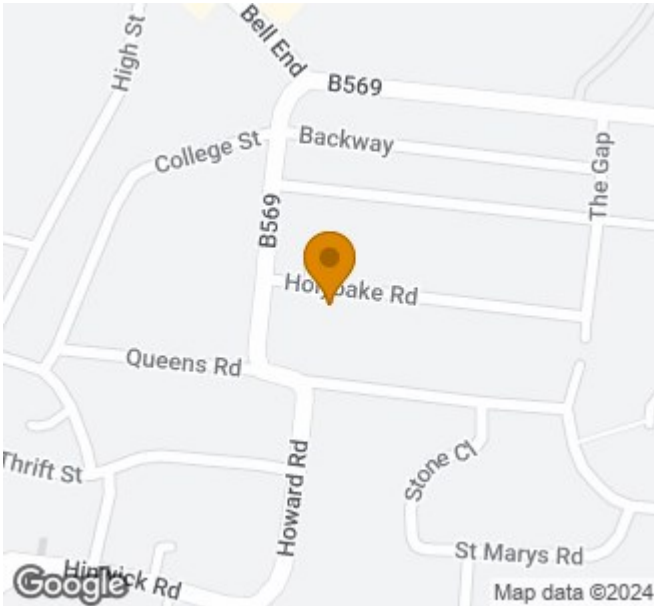
Broadband: We would recommend that any potential buyers conduct their own investigations using Openreach and Ofcom checkers.

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





Further Information



Approx Gross Internal Area
159 sq m / 1715 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: B

Floor Area: 1715.00 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	
Not energy efficient - higher running costs	
	79
EU Directive 2002/91/EC	
England & Wales	

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	
EU Directive 2002/91/EC	
England & Wales	

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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