



16 Abbey Rise | Wollaston | NN29 7QA



Matthew
Nicholas



Offers In The Region Of £285,000

An extended and much improved semi-detached three/four bedroom family home offering flexible living space over two floors and an open aspect to the rear. Boasting a gas fired radiator heating system, rewire, PVCu double glazing and a recently refitted kitchen/breakfast room with bi-fold doors to the garden. Comprising a hallway, sitting room, kitchen/breakfast room, rear lobby, guest WC and dining room/bedroom four. The first floor landing leads to the three bedrooms and bathroom. Good size single garage with designated laundry area to the rear, driveway for two/three cars and south facing rear garden.

- Extended semi-detached house
- Flexible ground floor space
- Gas fired radiator heating system
- Southerly open aspect at rear
- Neutral décor throughout
- PVCu double glazing

PVCu entrance door leading from the front into the

Hallway

Window to front, further door to the

Sitting Room

16'0" x 14'3" (4.90 x 4.35)

Window to front, radiator, downlights, staircase rising to the first floor, door to the

Kitchen/Breakfast Room

16'4" x 9'7" (5.00 x 2.93)

Refitted with a range of cream shaker style base and eye level units with wood effect worksurfaces above. Inset stainless steel sink with mixer tap, ceramic hob with extraction above and twin electric single ovens beneath, integrated dishwasher, fridge and freezer. Breakfast bar, upstands and glass splashback, display shelves, downlights. Window and bi-fold doors opening to the garden. Door to the

Lobby

Doors to the garage, dining room/bedroom four and

Guest WC

Fitted with a two piece suite including a low level WC and wash hand basin.

Dining Room/Bedroom Four

11'6" x 10'4" (3.53 x 3.15)

Window to rear, radiator, coving.

Landing

Loft access, doors to all first floor rooms.

Bedroom One

9'8" x 10'7" (2.97 x 3.24)

Window to rear, radiator, range of built in bedroom furniture including wardrobes, bedside tables and drawer storages.

Bedroom Two

7'10" x 10'11" (2.41 x 3.35)

Window to front, radiator, cupboard housing a gas fired heating boiler.

Bedroom Three

8'1" x 8'4" (2.47 x 2.56)

Window to front, radiator.

Bathroom

5'10" x 6'7" (1.79 x 2.01)

Fitted with a three piece suite including a low level WC, wash hand basin and P shaped bath with shower above and glazed screen to the side. Tiling to all walls, towel warmer and window to rear.

Outside

The front is laid to block paving providing parking for three vehicles. The driveway leads to the front door and attached garage.

Garage

10'2" x 17'1" (3.11 x 5.21)

Power and light connected with roller shutter door. designated laundry area with space/plumbing for washing machine and tumble drier, sink and storage cupboards. Personal door to lobby.

Rear Garden

Decked area immediately to the rear of the house with stone wall and steps leading up to a main area of lawn. Enclosed by fencing and hedging and enjoying a southerly aspect. Not overlooked for the rear.

Material Information

Electricity Supply: Mains

Gas Supply: Mains

Water Supply: Mains (Metered or Rateable)

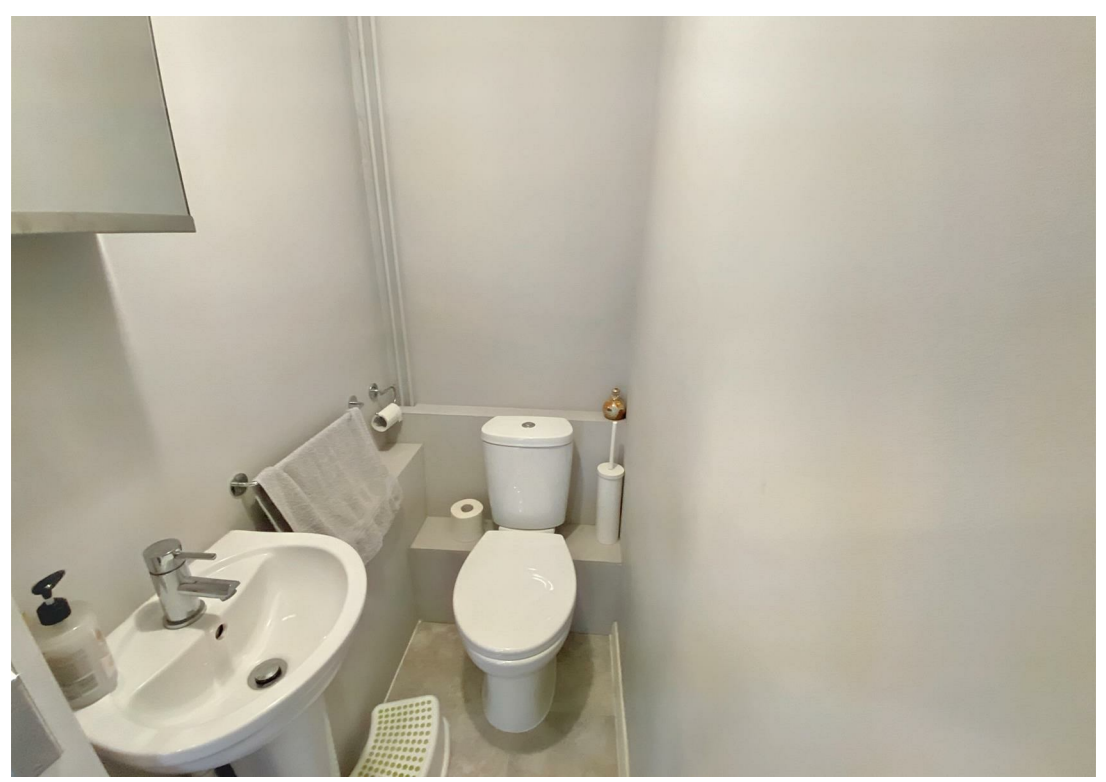
Sewerage: Mains

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



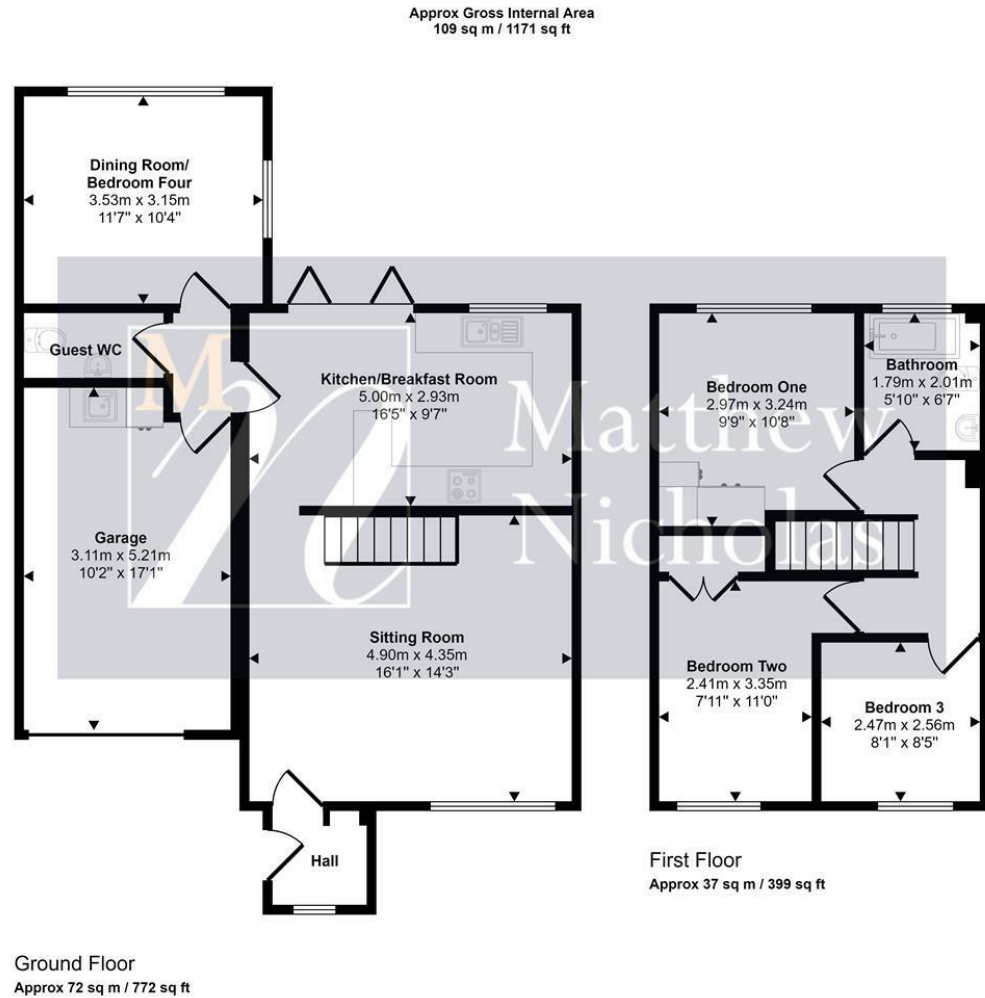
Local Authority: North Northamptonshire Council

Tax Band: B

Floor Area: 1171.00 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 | |
| | 84 |
| | 69 |
| England & Wales | EU Directive 2002/91/EC |

| 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.

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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