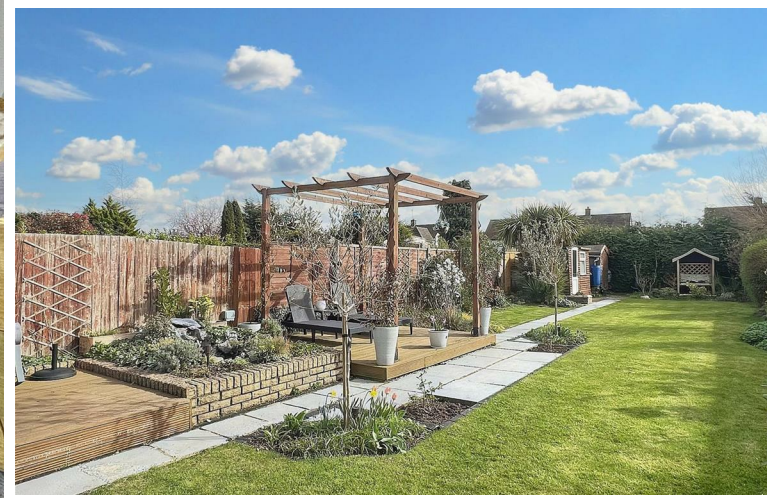




163 Wollaston Road | Irchester | NN29 7DD



Matthew
Nicholas



Offers In The Region Of £399,995

A deceptive and spacious four bedroom detached dorma bungalow, situated on a beautifully maintained south facing plot with generous driveway to the front, Having been substantially upgraded and well maintained by the current owner, a viewing is highly recommended. Offering a recently installed air source radiator heating system including solar panels, PVCu double glazing and neutral décor throughout the accommodation briefly comprises of an entrance hall, sitting room with feature fireplace, superb kitchen/dining room, two ground floor double bedrooms and a stylish refitted bathroom. The first floor offers two further bedrooms and a WC.

- Four bedroom dorma bungalow
- Newly installed air source heat pump
- South facing private garden
- PVCu double glazing throughout
- Solar panels
- Off road parking for multiple vehicles

PVCu entrance door from the side into the

Entrance Hall

Radiator, doors to both ground floor bedrooms bathroom and the kitchen/dining room.

Bedroom One

10'10" x 12'0" (3.32 x 3.66)

Window to front, radiator.

Bedroom Two

10'9" x 11'9" (3.29 x 3.59)

Window to front, radiator, coving, LVT flooring.

Bathroom

8'10" x 5'5" (2.71 x 1.66)

Fitted with a contemporary three piece suite including a low level WC, vanity wash hand basin with storage below and 'wet room' style shower enclosure with glazed screen and sliding door, radiator, tiled splash areas and floor, obscured window to the side.

Kitchen/Diner

22'1" x 14'9" (6.74 x 4.52)

Kitchen Area

The kitchen area is fitted with a contemporary range of flush faced base and eye level cupboards with bamboo style worksurfaces above. One and a half bowl ceramic sink unit with mixer tap, combination range style cooker (available by negotiation) with extraction above, integrated dishwasher and washing machine, feature island/peninsular breakfast bar area, tiled splash areas, radiator, downlights, LVT flooring. Window to side and rear with glazed door to the garden. The kitchen area opens to the

Dining Area

Window to side, radiator, downlights, LVT flooring. Glazed double doors to the sitting room and staircase rising to the first floor.

Sitting Room

13'0" x 16'4" (3.98 x 4.99)

French doors opening to the garden, further window to side, three radiators, feature marble fireplace, wall light points, coving.

First Floor Landing

Linen store, doors to both bedrooms and WC.

Bedroom Three

9'4" x 11'7" (2.85 x 3.55)

Velux style window to side, radiator, into eaves storage.

Bedroom Four

9'8" x 8'5" (2.96 x 2.57)

Window to rear, radiator.

Guest WC

Fitted with a low level WC and wash hand basin. Radiator.

Outside

The property stands behind a block paved driveway to either side providing off-road parking for three vehicles, a pathway continues to the side of the property and allows access both to the main entrance door and via a side gate to the rear garden.

Rear Garden

Immediately abutting the rear of the property is a large paved patio area, the remainder of the garden has been beautifully landscaped to include a central shaped lawn area, flower/shrub borders, paved pathway and additional rockery style areas to one side running the length of the garden, Raised timber decked seating areas, one with timber pergola, two sheds. The whole is enclosed by combination of fencing and mature hedging and is considered to be a particular feature of the bungalow whilst enjoying a southerly aspect.

Material Information

Electricity Supply: Mains & solar panels

Gas Supply: Mains

Water Supply: Mains (Metered or Rateable)

Sewerage: Mains

Heating: Air source heat pump and radiators

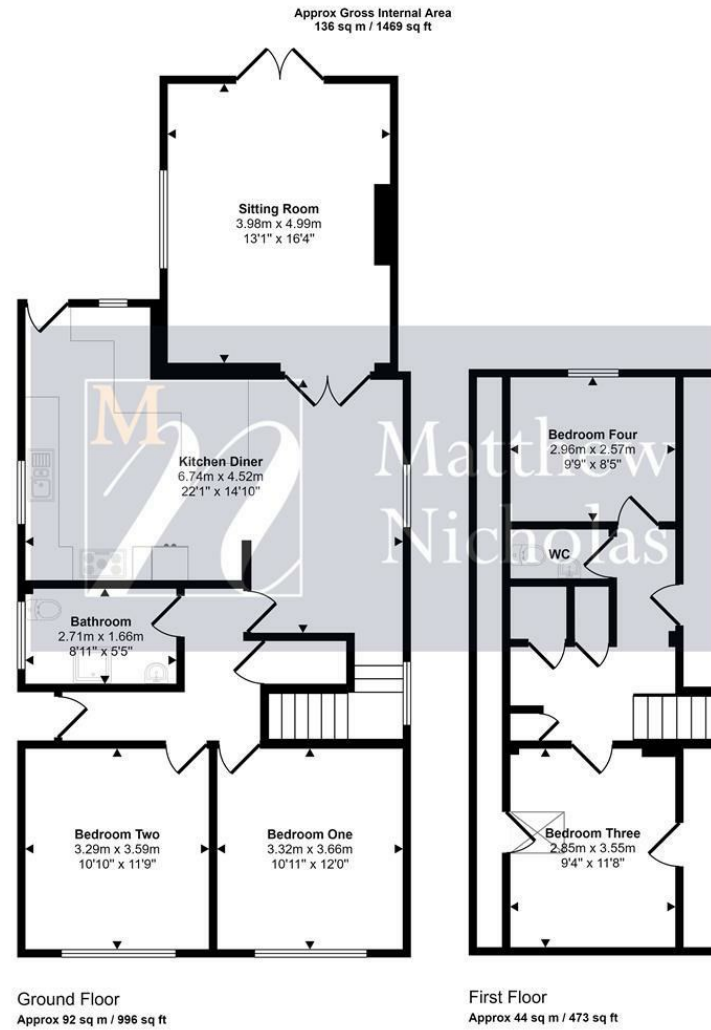
Broadband: We would recommend that any potential buyers conduct their own investigations using Openreach and Ofcom checkers.

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





Further Information



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: 1469.00 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	
	74
	35
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	
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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