



4 Howard Road | Wollaston | NN29 7QZ



Matthew
Nicholas



Guide Price £260,000

A three bedroom period semi-detached house close to the amenities of the village. Well presented, the property offers a gas fired radiator heating system, PVCu double glazing and is decorated neutrally throughout with tiled and engineered oak floors to the ground floor. Comprising of a hall, dual aspect sitting/dining room which leads to a lean to style conservatory and also the large fully integrated kitchen breakfast room which offers french doors to the garden and granite worktops. To the first floor are three bedrooms and a contemporary fitted white bathroom. The rear garden is of a good size, fully enclosed and well-tended.

- Three bedrooms
- Kitchen/breakfast room with integrated appliances
- Gas fired central heating system
- Two reception rooms
- PVCu double glazing
- Central village location

Part panelled part decorative glazed entrance door leading from the front into the:

Entrance Hall

Radiator with decorative cover. Staircase to first floor. Engineered oak floor. Door to:

Sitting/Dining Room

23'5" x 11'3" (7.16m x 3.45m)

Bay window to front. French doors to Conservatory. Two radiators. Engineered oak floor. Further door to the Kitchen/Breakfast Room.

Conservatory

9'3 x 5'2 max (2.82m x 1.57m max)

Of a PVCu double glazed construction under monopitch roof with glazing to two aspects. Casement door to garden.

Kitchen/Breakfast Room

22'4" x 7'8" (6.83m x 2.34m)

Fitted with a range of cream fronted units with solid granite worksurfaces above. Inset stainless steel sink with draining grooves and mixer tap. Ceramic hob with double electric corresponding oven beneath and chimney style extractor above. Integrated fridge, freezer, dishwasher and washing machine. Concealed gas fired central heating boiler. Tiled splash areas. Space for table. Two radiators. Tiled floor. Door to understairs pantry. Downlighters. Three windows to side and French style doors to garden.

First Floor Landing

Access to roof space with pull down ladder. Overstairs store. Doors to all Bedrooms and Bathroom

Bedroom One

13'10" x 10'5" (4.24m x 3.18m)

Two windows to front. Two radiators.

Bedroom Two

12'5" x 7'10" (3.81m x 2.39m)

Window to side and rear. Radiator

Bedroom Three

8'11" x 8'2" (2.74m x 2.51m)

Window to rear. Radiator. Feature cast iron fireplace.

Bathroom

Fitted with a three piece suite in white including bath with contemporary overhead shower above and glass screen to the side. Tiled splash areas and flooring. Heated towel warmer. Xpelair. Obscured window to the side.

Outside

The property stands behind a dwarf wall retained gravelled front garden which allows access to the main entrance door and via a pedestrian gate to the rear garden.

Rear Garden

Immediately abutting the rear of the house is a large gravelled patio/hard standing area with dwarf brick wall and step leading down to a main area of lawn. Flower/Shrub borders to three sides. Timber tool shed and aluminium framed greenhouse. Enclosed by a combination of timber fencing and brick walling.





Further Information



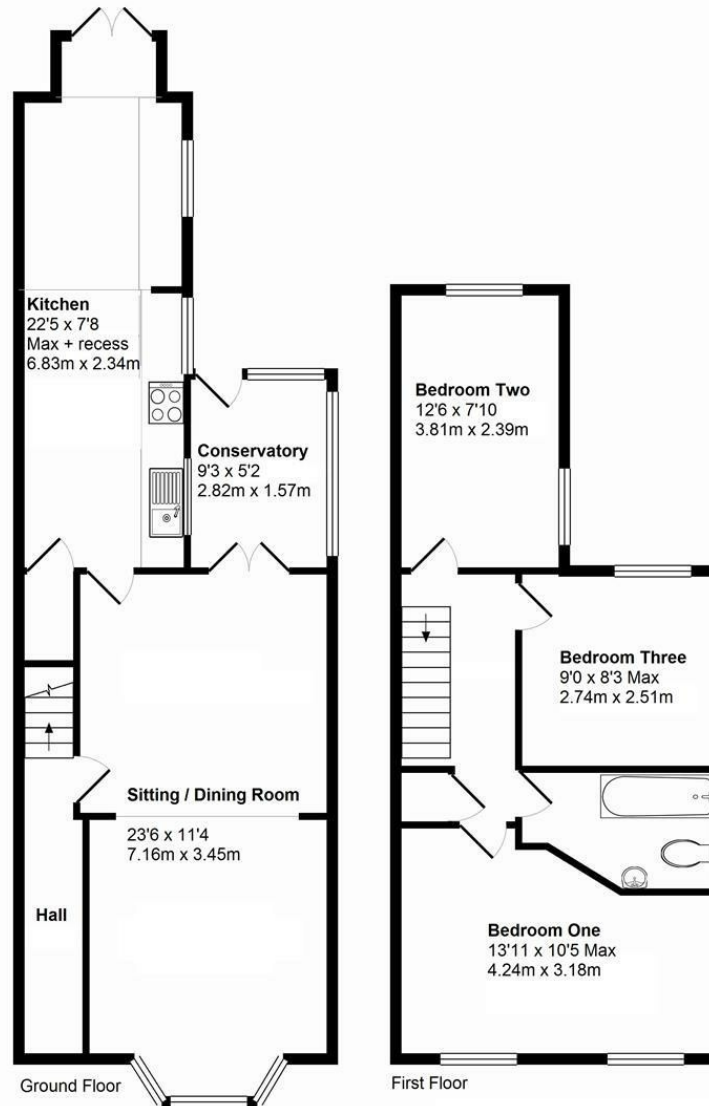
Local Authority: North Northamptonshire

Tax Band: C

Floor Area: sq ft

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	84
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
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



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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