



28 Newton Road | Wollaston | NN29 7QN



Matthew
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Guide Price £500,000

A superb five bedroom detached family home located in the heart of the village, featuring many period details such as sash windows, cornicing & a mosaic tiled hall floor. Extended by the current owners with stunning kitchen/family room and master suite above. Offering spacious accommodation laid over three floors with PVCu double glazed windows, gas fired radiator heating, recently fitted kitchen/dining family room with bi-fold doors to the garden, two further reception rooms and three stylish bathrooms. The accommodation comprises of an entrance hall, inner hall, guest wc, sitting room, family room/study, kitchen/dining/family room, utility. The spacious first floor landing leads to the master suite, two further bedrooms, a laundry area and family bathroom. A guest bedroom with ensuite and further bedroom are located on the top floor. The gardens are well tended and not overlooked. A visit is highly recommended to appreciate the size and space this property has to offer.

- Bespoke three storey detached house
- Sash PVCu double glazing
- Three stylish bathrooms
- Flexible and well appointed living space
- Refitted contemporary kitchen/dining/living area
- Period style features

Storm porch with part-decorative glazed entrance door with fan-light above leading from the front into the entrance hall.

Entrance Hall

Radiator, dog-leg staircase with painted banister and spindles rising to the first floor landing, under-stairs store, decorative mosaic tiled floor, cornice, dado rail, panelled doors to initial ground floor rooms including cloak/storage cupboard and inner hallway.

Study

10'2" x 8'7" (3.10m x 2.62m)
Sash bay window to the front, radiator, oak flooring, cornice.

Guest Cloak/WC

Fitted with a two-piece suite in white with tiled splash areas, radiator, xpelair, obscured window to the side.

Inner Hallway

Window to the side, radiator, downlights, oak flooring, further panelled door to the sitting room and kitchen/family room.

Sitting Room

15'8" x 11'3" (4.80m x 3.45m)
A sash window to the front, radiator, feature decorative fireplace with granite hearth and oak mantle shelf, fitted wood burner effect stove, downlights, oak flooring.

Kitchen/Family room

12'7" x 11'6" max (3.84m x 3.51m max)
Kitchen Area - Fitted with a range of dark coloured 'Shaker' style base and eye-level units with wood-block work surfaces above, inset single bowl, single drainer, resin sink unit with telescopic mixer tap, AEG induction hob with extractor above and distressed copper splash, twin AEG eye-level ovens, additional separate combination oven/microwave, space for American-style fridge freezer, feature central island unit with marble worktop and seating provision, kickboard heater, tiled splash areas, TV point, oak flooring, down lighters and central pendants, square opening through to the dining/family area.

Dining/Family Area

25'3" x 11'6" (7.70m x 3.53m)
Twin bi-fold doors to the rear garden, radiator, telephone point, oak flooring, downlighters and feature vaulted Velux style skylights to semi-vaulted ceiling.

Utility room

Fitted with a range of base and eye-level cupboards to match those of kitchen with marble work surfaces above, twin bowl inset sink with single drainer and telescopic tap, plumbing and space for washing machine, space for further freestanding fridge/freezer, tiled splash areas,

radiator, oak flooring, downlights, part-glazed door to the side.

First Floor Landing

Window to the side, radiator, dado rail, oak flooring, further staircase with painted banister and spindles rising to the second floor, panelled doors allowing access to all first floor rooms including designated laundry area.

Master Bedroom

12'7" x 11'6" (3.84m x 3.53m)
French style doors with Juliet balcony to the rear, velux style skylights to either side, oak flooring, downlights to feature sloping eaves of ceiling, square opening leading through to the ensuite bathroom.

Ensuite Bathroom

Fitted with a three piece suite including bath with mixer tap and handheld shower attachment, vanity wash hand basin with mixer tap, set on reclaimed drawer unit with tiled splash areas, larger than average walk-in shower cubicle with glazed door, tiled floor, downlights, obscured window to the rear, further panelled doors to the walk-in wardrobe and separate WC housing a low-level WC towel warmer and tiled floor.

Bedroom Three

12'7" x 11'6" (3.86m x 3.53m)
Two sash windows to the front,

radiator, built-in wardrobes, coving, oak flooring.

Bedroom Five

11'3" x 8'0" (3.45m x 2.44m)
Two sash windows to the front, radiator, coving, oak flooring.

Family Bathroom

Fitted with a three-piece suite in white comprising of a low-level WC, pedestal wash hand basin and walk-in shower cubicle with curved glass screen to the side, tiled splash areas, towel warmer, painted tongue and groove panelling to dado height, xpelair, strip light/shaver point, obscured window to the side.

Second floor landing

Velux style skylights to either side, low-level storage and further walk-in storage cupboard, laminate flooring, doors to guest bedroom and bedroom four.

Guest Bedroom

19'3" x 12'4" (5.87m x 3.78m)
Two windows to the rear, two radiators, laminate flooring, feature sloping eaves to ceiling, access to into eaves storage, further door to the ensuite shower room.

Ensuite shower room

Fitted with a three-piece suite including low-level WC, vanity wash hand basin with storage beneath and corner tiled shower cubicle with sliding glazed door,

tiled splash areas, fitted mirror, downlights, towel warmer, tiled floor, xpelair.

Bedroom Four

11'3" x 9'3" (3.43m x 2.82m)
Velux style skylights to either side, radiator, laminate flooring.

Outside

The property stands behind a wrought iron railing retained front garden, laid to gravel with planted beds, pedestrian gate allowing access to the front door and driveway providing off-road parking for two vehicles, to the side shared gated pedestrian access to the rear garden.

Rear garden

Immediately abutting the rear of the property is a full width paved patio area retained by low-level stonewalling, steps lead up to an area of lawn bordered by gravel with inset planting, further raised paved patio area with timber tool shed, inset maturing trees, outside tap and lighting. The whole is enclosed by a combination of fencing and walling.





Further Information



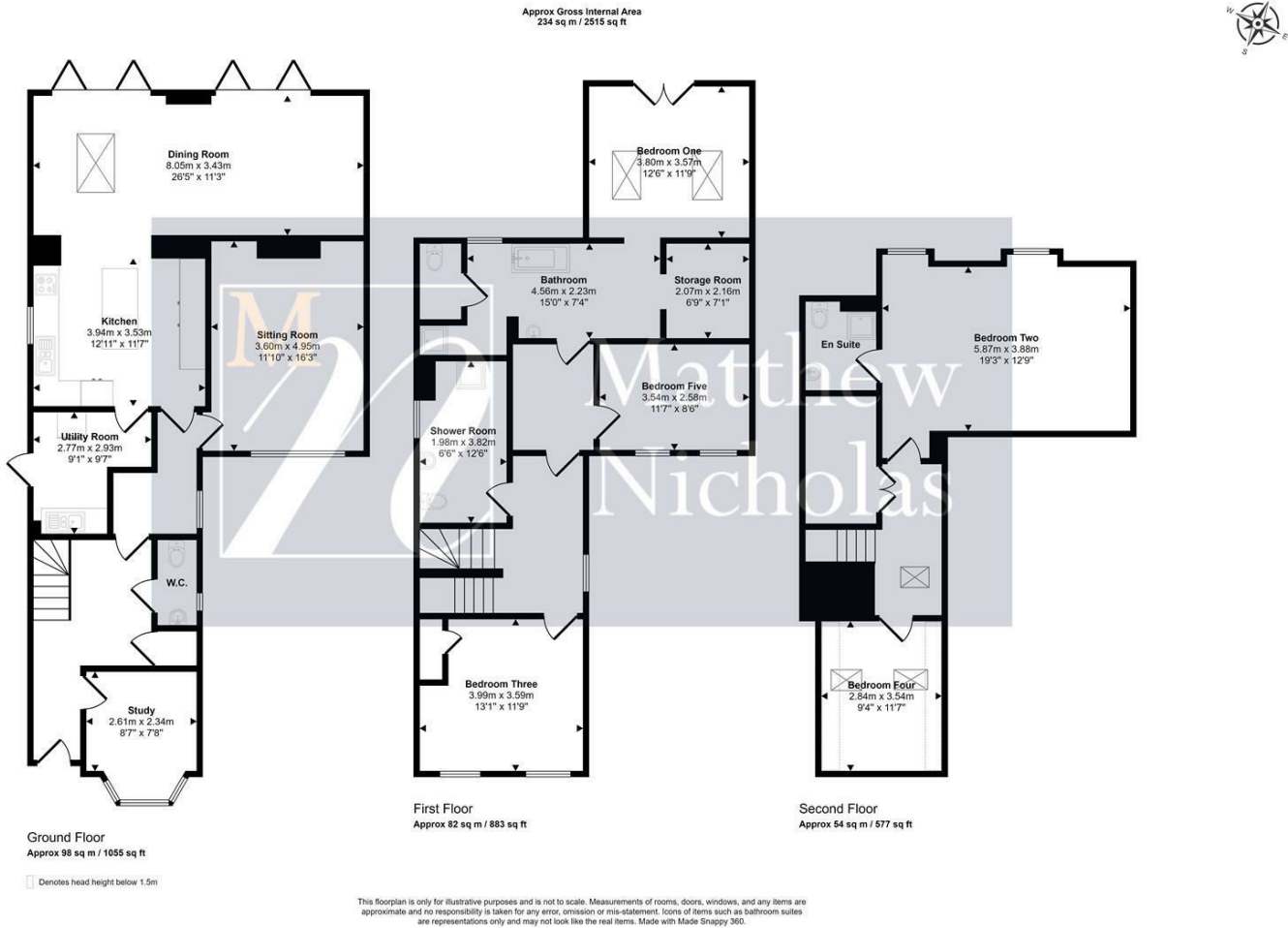
Local Authority: North Northamptonshire Council

Tax Band: E

Floor Area: 2515.00 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 | | |
| England & Wales | EU Directive 2002/91/EC | EU Directive 2002/91/EC |

| Environmental Impact (CO ₂) Rating | | |
|--|-------------------------|-------------------------|
| | Current | Potential |
| Very environmentally friendly - higher 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 | 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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