



14 Priory Road | Wollaston | NN29 7PW



Matthew
Nicholas



Offers In The Region Of £240,000

An extended three/four bedroom dormer style semi-detached on this popular residential road with an extremely generous garden. The property has been upgraded to include PVCu double glazing and a gas fired radiator heating system and recent kitchen and bathroom replacement but requires finishing. The accommodation offers versatile living space over two floors and comprises of an entrance hall, sitting room, refitted kitchen, an extension offers potential (subject to consents) for a breakfast room and bedroom, The first floor offers a landing leading to a bedroom, with store room as part of it, and the bathroom. Ample parking on the front garden and private tiered garden to the rear.

- Well proportioned semi-detached house
- Gas radiator heating system
- Private and good size rear garden.
- Potential for further bedroom and reception area (STC)
- PVCu double glazing
- In need of finishing works to complete

PVCu entrance door leading from the side to

Entrance Hall

Radiator, dogleg staircase to the first floor, exposed timber skirting and architraving, doorway to kitchen, sitting room, panelled doors to ground floor bedrooms.

Sitting Room

16'11" x 10'0" maximum measurement (5.16m x 3.05m maximum measurement)

French doors to rear, Feature brick chimney breast, TV point, downlights.

Kitchen

9'10" x 7'10" maximum measurement (3.00m x 2.39m maximum measurement)

Fitted with a range of cream coloured shaker style base and eyelevel cupboards with solid wood block work surfaces above. Inset Belfast style sink with mixer tap, space for range style electric cooker with stainless steel splashback and chimney style extractor above. Integrated microwave, space for American style fridge freezer, boiler housed in cupboard, painted tongue and groove splash areas, laminate flooring, downlights. French style doors leading to the

Breakfast Room

14'4" x 11'6" maximum measurement (4.37m x 3.51m maximum measurement)

Part glazed door to the side and further door to the rear garden. Radiator, laminate flooring. Doorway to additional bedroom/store.

Bedroom/Store

11'3" x 8'0" maximum measurement (3.45m x 2.44m maximum measurement)

Window to the front, radiator.

Bedroom Two

11'5" x 10'0" maximum measurement (3.48m x 3.07m maximum measurement)

Window to front, radiator.

Bedroom Three

10'0" x 8'7" maximum measurement (3.05m x 2.62m maximum measurement)

Window to front, further window to side, radiator, understairs store.

First Floor Landing

Window to side at half height, laundry cupboard with plumbing for washing machine, further into eaves storage, door to master bedroom and bathroom.

Bedroom One

10'2" x 8'11" maximum measurement (3.10m x 2.72m maximum measurement)

Window to the front, radiator, door giving access to further storage area/walk in wardrobe area with additional radiator and further access to into eaves storage.

Bathroom

Refitted with a contemporary white suite comprising of a low-level WC, pedestal wash hand basin, bath with panel to side and Mira electric shower above and glaze screen, tiled splash areas, painted tongue and groove panelling, towel warmer, downlights and expel air, scared window to the side.

Outside

The property enjoys ample off-road parking with the frontage laid to a combination of gravel and stepping stone style paved pathway inset maturing tree. Access to main entrance door and side door.

Immediately abutting the rear of the house is a paved seating area retained by timber sleeper style retaining walls steps and a gravel pathway leading up to two tiers of lawned garden with flower/shrub beds, dwarf stone retaining walls and further timber deck seating area, several insert mature trees, enclosed by a combination of fencing and not considered to be overlooked from the rear.

Local Information

Wollaston is a large village south of Wellingborough offering a comprehensive range of local amenities including primary and secondary schooling, doctor's surgery, library and post office.

Main rail to London St Pancras from Wellingborough (approx. 4 miles) in under an hour. M1 at J14 Milton Keynes approx. 12 miles.

Material Information

Electricity Supply: Mains

Gas Supply: Mains

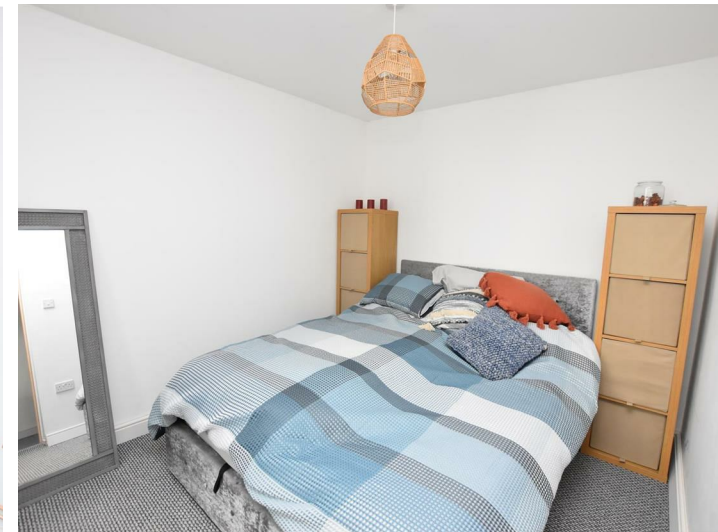
Water Supply: Mains

Sewerage: Mains

Heating: Gas radiators

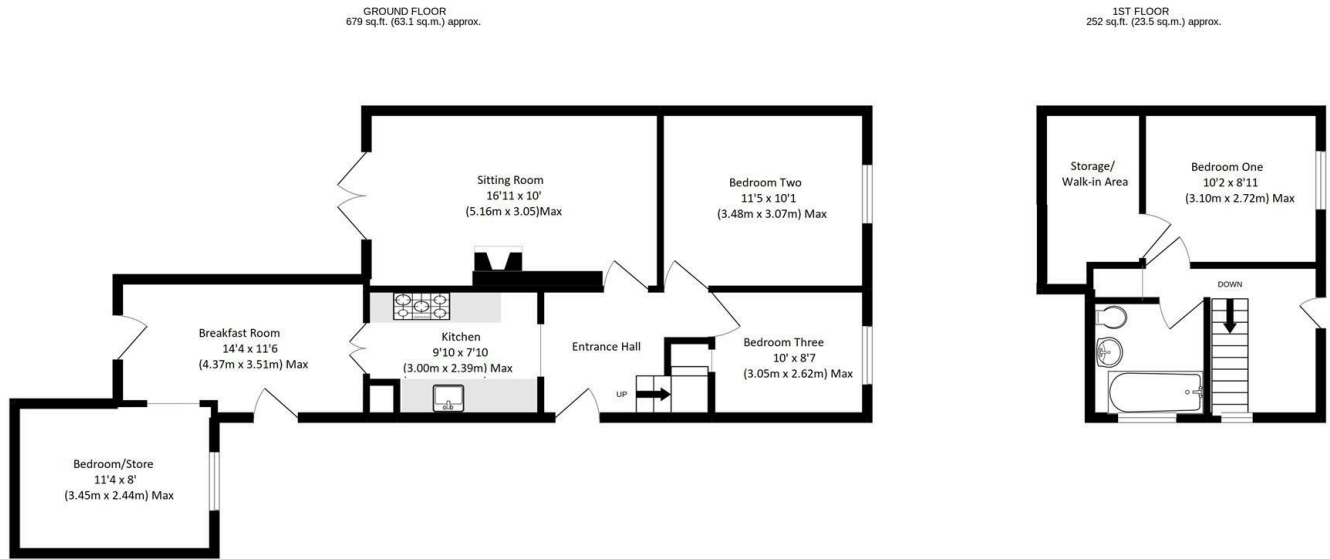
Broadband: We would recommend that any potential buyers conduct their own investigations using Openreach and Ofcom checkers.

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





Further Information

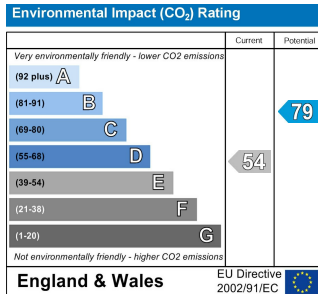
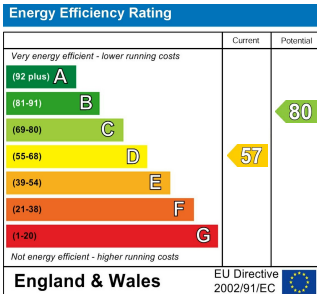


TOTAL FLOOR AREA : 931 sq.ft. (86.5 sq.m.) approx.
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Local Authority: North Northamptonshire Council

Tax Band: B

Floor Area: 931.00 sq ft



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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