



66, York Road,
Wollaston, Northamptonshire
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66, York Road, Wollaston, Northamptonshire NN29 7JE

A rare opportunity to acquire a mature detached house on a beautiful private plot backing onto fields on this sought after road. Built as a 'one off' for a private client by Alfred Underwood, the property has been thoughtfully improved and upgraded over the years to include a gas fired radiator heating system and PVCu sealed unit double glazing. Standing centrally on the gated plot, the house offers two reception rooms, a large traditionally styled conservatory, a recently refitted kitchen breakfast room, utility and guest wc. The first floor offers a large landing/study area, three double bedrooms, walk in linen store and refitted four piece bathroom. The gardens are well tended and the driveway and single garage offer ample parking. High recommended.

£365,000 Freehold

Local Area

Wollaston lies approximately six miles from the pretty market town of Olney, along the A509. Boasting schooling for all ages, a supermarket, doctors surgery, library, hairdresser and several public houses. More comprehensive amenities exist at Northampton, Wellingborough or Rushden.

The M1 is some 14 miles away at Milton Keynes, the A14 A1/M1 link may be accessed at Kettering and the county town of Northampton 12 miles away along the A45.

Mainline railway services to central London in under an hour are available at Northampton, Bedford or Wellingborough just four miles away.

Directions

From the A509 roundabout proceed towards Wellingborough. At the brow of the hill turn right into York Road and the property will be found shortly on the left.

The Accommodation Comprises:

Wood grain effect PVCU part panelled part decorative glazed entrance door leading from the front with accompanying decorative glazed panels to either side into the entrance hall.

Entrance Hall 19'9 x 7'9 (6.02m x 2.36m) max measurement plus recess

Radiator behind decorative cover, wall mounted central heating thermostat, staircase with exposed turned and stained banister and spindles to the side rising to the first floor, exposed and stained timber skirting boards, architraving, dado rail and colonial style panelled doors with brass furniture allowing access to both reception rooms, the utility room and a painted part panelled part glazed door with chrome furniture allowing access to the kitchen/breakfast room.

Sitting Room 14' x 13'11 (4.27m x 4.24m) max measurement into chimney breast recess

Deep silled box bay window to the front and further window to the side, radiator, feature period style exposed and stained timber fire surround and mantel shelf with marble inset and hearth, fitted living flame effect gas fire, TV point, telephone point, wall light points, exposed unstained timber skirtings and architraving, decorative cornice and rose to ceiling.

Dining Room 13'9 x 12 (4.19m x 3.66m)

Window to the side and further window to the rear, radiator, exposed and stained skirting architraving and dado rail, decorative cornice and rose to ceiling, further exposed and stained timber part panelled part decorative glazed door with brass furniture leading out to the conservatory.

Conservatory 12'6 x 10' (8 3.81m x 3.25m)

Of a traditional styled PVCu double glazed construction under a three way hipped polycarbonate roof with glazing to three aspects incorporating decorative stained glass and double opening french style doors leading out to the patio, electric panel heater, light/fan, ceramic tiled floor.

Kitchen/Breakfast Room 17'9 x 8'8 (5.41m x 2.64m)

Recently refitted with a range of cream coloured Shaker style base and eye level units with tiled work surfaces above, inset one and a half bowl single drainer Shock resin sink with corresponding mixer tap above, Range Master dual fuel range style cooker (available by separate negotiation) with wider than average extactor hood above, integrated dish washer, integrated larder style fridge, integrated larder style freezer, corning and pelmets with concealed strip lighting to eye level storage cupboards, wine rack, ceramic tiled splash areas, painted tongue & groove style panelling to dado height to remaining walls. radiator, space for breakfast table, ceramic tiled floor, windows to the side and rear, part panelled part obscure glazed door leading out to the rear garden, further colonial style panelled door with chrome furniture allowing access to the guest cloakroom/WC.

Guest cloakroom/WC

Fitted with a two piece suite in white comprising of a low level WC and wall mounted wash hand basin, tiling to three quarter height to all walls, radiator.

Utility room

Plumbing and space for automatic washing machine, shelf providing space for tumble drier, built in storage cupboards and shelving, tiled splash areas.

First Floor Landing/Study area

Obscured window to the front, radiator, feature exposed turned and stained bannister and spindles, exposed and stained timber dado rail, access to roof space, exposed and stained timber Colonial style doors allowing access to the three bedrooms bathroom and walk in linen store/ airing cupboard.

Bedroom One 13'5 x 13'11 (4.09m x 4.24m)

Windows to both the front and side, radiator, picture rail, decorative cornice and rose to ceiling.

Bedroom Two 13'11 x 13'10 (4.24m x 4.22m) max measurement

Window to the side and rear, radiator, TV point, telephone point, picture rail.

Bedroom Three 14'8 x 9'3 (4.47m x 2.835m) max measurement in to recess

L shaped room, window to the front and further window to the side, radiator, wall light point, further consertina style folding panelled doors allowing access to into eaves storage.

Bathroom

Fitted with a four piece suite comprising of a low level WC, vanity wash hand basin with mixer tap above set into granite effect work surface with cupboard storage beneath to the side and above incorporating mirror with down lighters over, twin grip bath with shower from mixer tap and larger than average shower cubicle with sliding glazed door, glazed screen to the side, complimentary tiling to half height to all walls, dado rail, radiator, traditional style heated towel warmer, obscured windows to the side and rear.

Outside

The property stands on a private and mature plot retained at the front by a combination of mature hedging and wrought iron railing, double wrought iron gates open to allow access to a sweeping tarmac driveway providing off road parking to several vehicles to one side is a well stocked flower/shrub bed to the other further planted areas and a shped lawn. Access may be gained from the driveway to the main entrance door, garage and via a timber gate at either side of the property to the rear garden.

Garage

Metal up and over door with power and light connected.

Rear garden

Immediately abutting the sides and rear of the property is an extensive and well executed block paved terrace area bordered to either side by mature hedging/climbing shrubs from which access may be gained to the remainder of the garden.

The remainder of the garden is laid to a combination of lawn with well stocked flower/shrub borders, raised stone wall retained rockery style area and a large timber decked area with summer house and timber balustrading. The whole is enclosed by a combination of fencing with several maturing trees and backs immediately on to open farmland.

Tax Band E

Local Authority Wellingborough Borough Council
Viewing is strictly by appointment through Matthew Nicholas Estate Agents on (01933) 663311

Matthew Nicholas have provided measurements, floorplans and photographs as a guide only. As such any information or pictures do not imply inclusion within a sale or a suggestion as to their working order. Any purchaser is advised to contact the office with any query they may have at the earliest opportunity.

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 and The Home Information Pack Regulations 2007.