



HARWOODS

Chartered Surveyors & Estate Agents



70 The Pyghtles, Wollaston
Northamptonshire NN29 7QD

£560,000 Freehold

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70 The Pyghtles, Wollaston, Northamptonshire NN29 7QD

An extremely well situated 4 bedroom detached family house located on the very southern edge of the sought after village of Wollaston. The property enjoys a lovely open outlook to the side and rear over allotment gardens and open countryside.

The accommodation includes a lounge, separate dining room, refitted spacious kitchen/breakfast room including island unit, conservatory, utility room, cloakroom/wc, landing, 4 double bedrooms (3 with fitted wardrobes), en suite to master bedroom and family bathroom.

Features include gas radiator central heating, UPVC double-glazing, ample parking, detached double garage and sunny aspect gardens with open views.

The village of Wollaston is really popular with families and offers good local facilities including church, Coop store, primary school, secondary school, pub, restaurant, chemist, doctors & hairdressers and other local businesses.

Viewing is highly recommended.

The Accommodation comprises:

(Please note that all sizes are approximate only).

Entrance Hall

Composite double-glazed front door, radiator, coving, stairs to first floor, under-stairs cupboard, doorway to kitchen/breakfast room and part glazed doors to lounge and dining room.

Lounge

16'6" x 10'7" (5.03m x 3.23m)

Feature fireplace with gas connection, coving, wall light points, two double radiators and UPVC double-glazed window to the front.

Dining Room

16'5" x 7'11" (5.00m x 2.41m)

Feature floor tiling, radiator, coving, UPVC double-glazed window to the front and UPVC double-glazed patio door to the side giving views over the allotment gardens and countryside beyond.

Kitchen/Breakfast Room

20'2" x 9'11" (6.15m x 3.02m)

Smartly refitted with a central island unit and further base units, quartz worktops and 1.5 bowl sink. Range of appliances to include twin Neff ovens, induction hob with hanging filter over and wine chiller fridge. UPVC double-glazed window to the rear with open aspect to allotment gardens and countryside, bi-fold shutter doors giving access to conservatory and doorway to utility room.

Conservatory

10'9" x 9'2" (3.28m x 2.79m)

Vertical radiator and two sets of double-glazed bi-fold doors that give access to the garden.

Utility Room

5'10" x 5'4" (1.78m x 1.63m)

Sink, base cupboard, work-surface, space & plumbing for washing machine, further under-counter appliance space, radiator, double-glazed door to the rear garden and door to cloakroom.

Cloakroom/WC

White suite comprising WC and vanity washbasin. Radiator, tiled floor, part tiled walls and UPVC double-glazed window to the side.

First Floor Landing

Loft access, airing cupboard with pressurised hot water cylinder, coving and oak finished doors off to bedrooms and bathroom.

Bedroom 1

15'6" max x 11'2" (4.72m max x 3.40m)

Radiator, coving, built-in storage cupboard, built-in wardrobes, UPVC double-glazed window to the front and door to en suite.

En Suite Shower Room

With WC, vanity washbasin and shower area with both fixed rainfall style shower head and hose attached shower head. Towel radiator, tiled floor, tiled walls and UPVC double-glazed window to the front.

Bedroom 2

14'2" x 8'2" (4.32m x 2.49m)

Radiator, coving, double wardrobes and UPVC double-glazed window to the front.

Bedroom 3

11'3" x 8'2" (3.43m x 2.49m)

Built-in wardrobe, coving, plumbing for radiator and UPVC double-glazed window to the rear with views over the allotment gardens to countryside.

Bedroom 4

11'3" x 7'8" (3.43m x 2.34m)

Radiator, coving and UPVC double-glazed window to the rear with views over the allotment gardens to countryside.

Family Bathroom

White suite comprising WC, pedestal washbasin and bath with shower fitting over. Towel radiator, part tiled walls and UPVC double-glazed window to the rear.

Outside - Front

The property has a block paved frontage giving ample parking and direct access to the detached double garage.

Double Garage

17'0" wide x 16'8" deep (5.18m wide x 5.08m deep)

Twin powered garage doors. Lighting and power sockets.

Garden

The garden extends to both the side and rear of the house and enjoys an open outlook over the allotments to countryside beyond. Given the aspect and lack of shading from the south this will be a sunny garden. The garden is laid out with a lawn, gravelled areas, patio and side deck adjacent to the dining room patio doors. External power sockets and water tap.

Council Tax Band

North Northamptonshire Council. Council tax band E.

Wanting to View?

To arrange a viewing of this property please call us on (01933) 278591 or email res@harwoodsproperty.co.uk.

Referral Fees

Any recommendations that we may make to use a solicitor, conveyancer, removal company, house clearance company, mortgage advisor or similar businesses is based solely on our own experiences of the level of service that any such business normally provides. We do not receive any referral fees or have any other inducement arrangement in place that influences us in making the recommendations that we do. In short, we recommend on merit.

Important Note

Please note that Harwoods have not tested any appliances, services or systems mentioned in these particulars and can therefore offer no warranty. If you have any doubt about the working condition of any of these items then you should arrange to have them checked by your own contractor prior to exchange of contracts.

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Any floor plans shown are for illustrative purposes only and are intended only as a general guide as to the layout of the property. Whilst every effort has been made to ensure the accuracy, measurements of doors, windows, rooms and other items are approximate only and no responsibility is taken for any error, omission, or mis-statement.





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Ground Floor
Area: 798 ft² ... 74.1 m²

1st Floor
Area: 637 ft² ... 59.2 m²

Total Area: 1435 ft² ... 133.4 m² (excluding garage)
All measurements are approximate and for display purposes only

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	71	79

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		