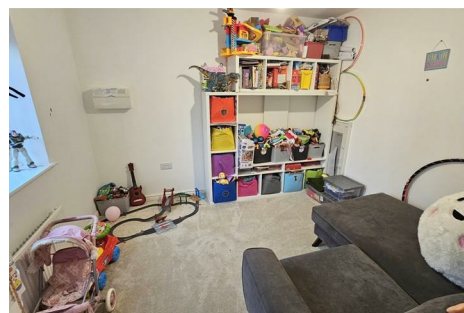


**6 Cripps Road
Roade
NORTHAMPTON
NN7 2LJ**

£475,000



- **FOUR BEDROOMS**
- **DETACHED**
- **UTILITY ROOM**
- **SINGLE GARAGE**
- **ENERGY EFFICIENCY RATING: B**

- **MASTER WITH EN SUITE**
- **SEPARATE RECEPTION PHONE**
- **UPVC DOUBLE GLAZING**
- **OFF ROAD PARKING**

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

A stone built four bedroom detached family home built by messers "Charles Church" to their Chestnut design.

The property is located within the popular village of Roade with easy access to the A508 and Junction 15 of the M1.

The accommodation comprises in brief: entrance hall, separate reception rooms, cloakroom, kitchen/breakfast room, cloakroom and utility room to the ground floor.

The four bedrooms, master with en suite, and family bathroom are located on the first floor. Additional benefits include front and rear garden, single garage and double glazing.

Ground Floor

Entrance Hall

Stairs leading to first floor landing, understairs storage cupboard, solid wood flooring, radiator, doors to:

Cloakroom

Suite comprising low level W/C, hand wash basin, solid wood flooring, radiator, UPVC double glazed window to rear.

Lounge

22'0" x 11'1" (6.72 x 3.39)

TV point, solid wood flooring, radiators, UPVC double glazed window to front, UPVC double glazed French doors and windows to rear.

Dining Room

10'7" x 10'4" (3.24 x 3.15)

Single panel radiator, UPVC double glazed window to front.

Kitchen/Dining/Family Room

15'4" x 16'1" (4.68 x 4.91)

Modern fitted kitchen comprising sink unit with base cupboards below, a range of floor standing cupboards with work tops above, eye level cupboards, built in gas hob with extractor fan above, electric oven, built in dishwasher, tiled flooring, radiator, UPVC double glazed window to side, UPVC double glazed French doors and windows in family area, door to utility room.

Utility Room

Comprising work tops with base cupboards below, eye level cupboards, built in washing machine, tiled flooring, double glazed door to rear.

First Floor

Landing

Access to loft, built in airing cupboard, doors to:

Bedroom One

11'6" x 11'1" (3.53 x 3.40)

Radiator, built in wardrobe, UPVC double glazed window to front, door to:

En Suite

Suite comprising large shower cubicle with shower unit above, hand wash basin, low level W/C, radiator, tiled flooring.

Bedroom Two

11'7" x 11'10" (3.54 x 3.61)

Radiator, UPVC double glazed window to front.

Bedroom Three

9'7" x 12'0" (2.94 x 3.67)

Radiator, UPVC double glazed window to rear.

Bedroom Four

11'3" x 7'4" (3.45 x 2.26)

Radiator, UPVC double glazed window to rear.

Bathroom

Suite comprising panel bath with shower unit above, hand wash basin, low level W/C, tiled flooring, tiled splashbacks, UPVC double glazed window to rear.

Externally**Front Garden**

Surrounded by metal railing, area laid to lawn, path leading to front door.

Rear Garden

Paved patio area leading to lawn, flower and shrub borders, door into garage, gated side access.

Garage

Single garage, up and over door, power and light connected, UPVC double glazed French doors to side, driveway for off road parking for two cars.

Agents Notes

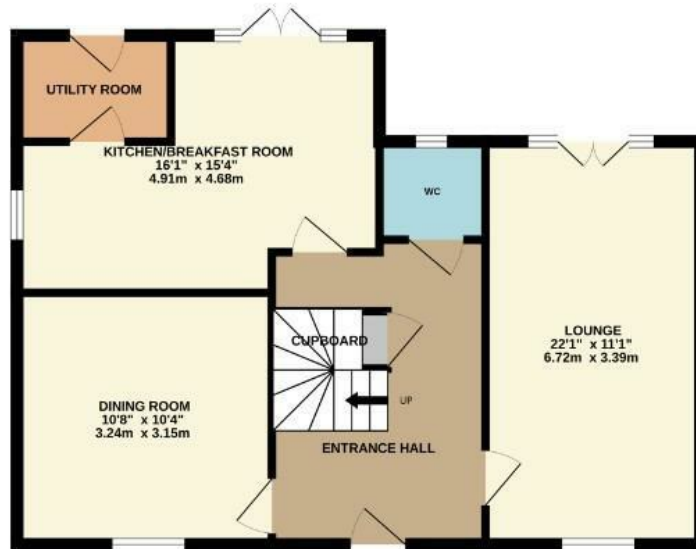
Local Authority: South Northamptonshire

Council Tax Band: E

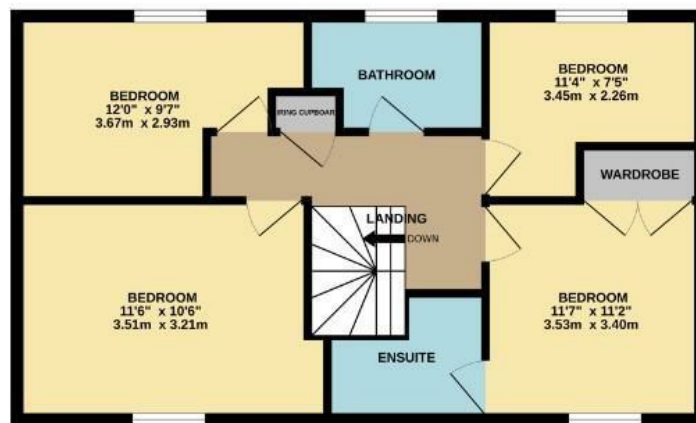




GROUND FLOOR
654 sq.ft. (60.8 sq.m.) approx.



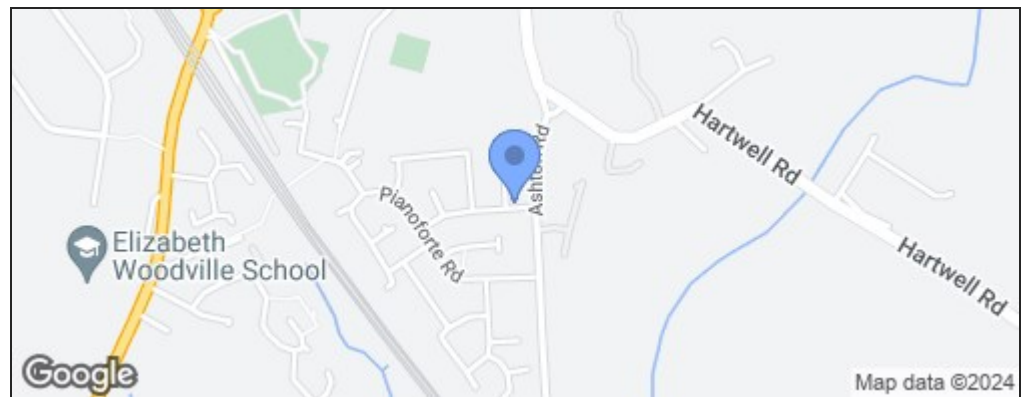
1ST FLOOR
574 sq.ft. (53.3 sq.m.) approx.



TOTAL FLOOR AREA : 1228 sq.ft. (114.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		85	
(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		



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.