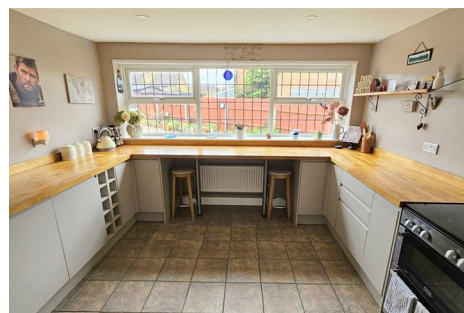


**50 Hyde Road
Roade
NORTHAMPTON
NN7 2LU**

£450,000



- **EXTENDED DETACHED**
- **EN SUITE SHOWER ROOM**
- **VILLAGE LOCATION**
- **LARGE LOUNGE/DINING ROOM**
- **NO CHAIN**

- **FOUR BEDROOMS**
- **LARGE GARAGE WITH OFF ROAD PARKING**
- **CORNER PLOT**
- **FAMILY ROOM**
- **ENERGY EFFICIENCY RATING: TBC**

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



PERSONAL • PROFESSIONAL • PROACTIVE

A modern extended four bedroom detached property situated in the sought after south Northants village of Roade.

The accommodation comprises entrance porch, entrance hall, large lounge/dining room, kitchen/breakfast room, family room, cloakroom, master bedroom with en suite shower room, three further bedrooms and family bathroom.

The property also benefits gas radiator heating, uPVC double glazing, large single garage with off road parking and gardens to front, side and rear. No Chain.

Ground Floor

Entrance Porch

uPVC double glazed window to front, door to:

Entrance Hall

Radiator, stairs leading to first floor landing, door to:

Lounge/Dining Room

25'5" x 16'6" max (7.76 x 5.05 max)

Radiators, TV point, uPVC double glazed windows to front and rear, doors to:

Family Room

13'11" x 10'3" (4.26 x 3.14)

Radiator, uPVC double glazed window to rear, uPVC double glazed French doors out to garden.

Kitchen/Breakfast Room

12'0" x 11'8" (3.66 x 3.58)

Modern fitted kitchen comprising sink unit with base cupboards below, a range of floor standing cupboards with solid oak work surface, cooker point, breakfast bar, stone tiled flooring, uPVC double glazed window to rear, door to garage:

First Floor

First Floor Landing

Built in airing cupboard, access to loft, doors to:

Bedroom One

12'1" x 12'2" (3.70 x 3.72)

Radiator, uPVC double glazed window to front.

En Suite Shower Room

Suite comprising tiled shower cubicle, hand wash basin with cupboard under, low level w.c, heated towel rail, tiled splash backs, uPVC double glazed window to rear.

Bedroom Two

13'1" x 8'10" (4.01 x 2.70)

Radiator, wardrobe area, uPVC double glazed window to front.

Bedroom Three

10'0" x 9'8" (3.05 x 2.96)

Radiator, wardrobe area, uPVC double glazed window to rear.

Bedroom Four

9'7" x 7'5" (2.94 x 2.27)

Storage cupboard, radiator, uPVC double glazed window to side.

Bathroom

Suite comprising bath unit with shower mixer tap, hand wash basin, low level w.c, tiled splash backs, heated towel rail, uPVC double glazed window to rear.

Externally**Garage**

19'4" x 12'8" (5.90 x 3.87)

Belfast sink, plumbing for washing machine and dishwasher, wall mounted boiler Vaillant Combi installed January 2022 and under 5 year guarantee, power and lighting, up and over doors to front, uPVC double glazed window and door to side, doors to:

Toilet

Low level w.c, uPVC double glazed window to side.

Front Garden

Gravel area, large area block paved with off road parking.

Side And Rear Gardens

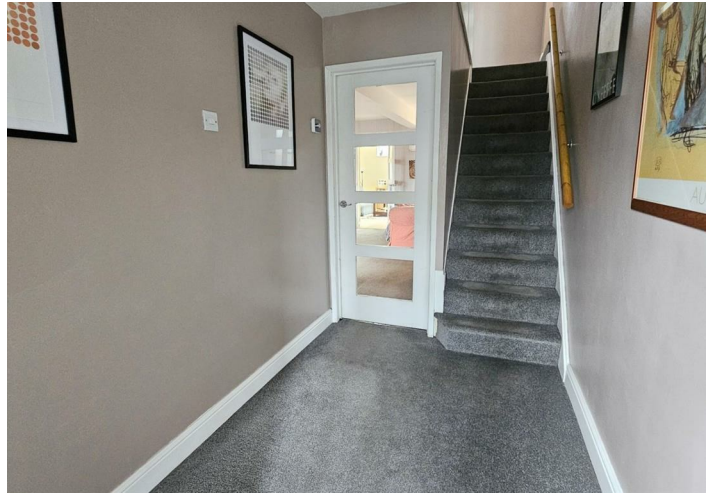
Paved patio area, flower and shrub borders, timber fencing, shed, side gated access.

Agents Notes

West Northamptonshire Council Tax Band: D







GROUND FLOOR
944 sq.ft. (87.7 sq.m.) approx.



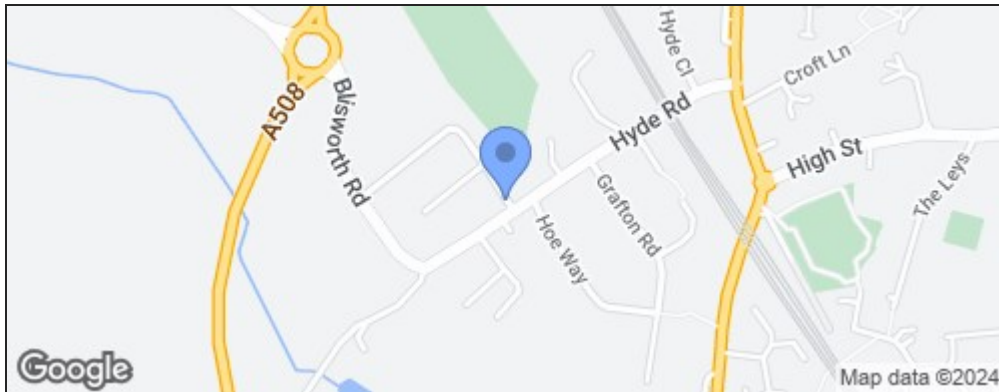
1ST FLOOR
564 sq.ft. (52.4 sq.m.) approx.



TOTAL FLOOR AREA : 1508 sq.ft. (140.1 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		
(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	



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.