

**7 Orchard Way
Roade
NORTHAMPTON
NN7 2PN**

£285,000



- **DORMA STYLE SEMI DETACHED**
- **CONSERVATORY**
- **GAS RADIATOR HEATING**
- **OFF ROAD PARKING**
- **UPVC DOUBLE GLAZED**

- **THREE BEDROOMS**
- **VILLAGE LOCATION**
- **LARGE GARDENS**
- **NO CHAIN**
- **ENERGY EFFICIENCY RATING: D**

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



PERSONAL • PROFESSIONAL • PROACTIVE

Welcome to Orchard Way, Roade, Northampton - a charming Dorma bungalow nestled in a picturesque village setting. This delightful property boasts two reception rooms, three cosy bedrooms, and a well-appointed shower room, making it the perfect home for a small family or those looking to downsize.

As you step inside, you'll be greeted by the warm and inviting atmosphere of this older semi-detached bungalow. The two reception rooms offer ample space for entertaining guests or simply relaxing with your loved ones. The conservatory is a lovely addition, providing a tranquil spot to enjoy your morning coffee or curl up with a good book.

The three bedrooms are ideal for creating your own personal retreats, each offering a peaceful sanctuary to unwind after a long day. The bathroom is well-maintained, ensuring your comfort and convenience.

One of the highlights of this property is the large gardens that surround the bungalow, offering plenty of space for outdoor activities, gardening, or simply basking in the sunshine on a lazy afternoon. The village location adds to the appeal, providing a sense of community and tranquillity.

Don't miss this opportunity to own a piece of countryside charm in Orchard Way. Whether you're looking for a peaceful retreat or a cosy family home, this bungalow has it all. Book a viewing today and start envisioning the endless possibilities that this property has to offer. No Chain.

Ground Floor

Entrance Porch

uPVC double glazed window and door to front, door to:

Kitchen

12'9" x 8'5" (3.90 x 2.59)

Fitted kitchen comprising sink unit with base cupboards below, a range of floor standing cupboards with worktops above, tiling above work surface, eye level cupboards, cooker point, plumbing for washing machine, radiator, uPVC double glazed window and door to side, door to:

Inner Hall

Doors to:

Lounge/dining Room

28'10" x 9'10" (8.79 x 3.02)

Feature fireplace, TV point, radiators, stairs leading to first floor landing, uPVC double glazed window to front, uPVC double glazed patio doors into conservatory.

Bedroom Three

9'2" x 8'5" (2.80 x 2.59)

Radiator, wall mounted gas fired boiler, uPVC double glazed window to rear.

Shower Room

Modern re-fitted suite comprising double shower cubicle with shower unit above, hand wash basin, low level w.c, tiled splash backs, heated towel rail, uPVC double glazed window to side.

Conservatory

14'1" x 8'9" (4.30 x 2.67)

uPVC constructed over brick dwarf wall, uPVC double glazed windows to side and rear, French doors out to garden, radiator, large walk in storage cupboard.

First Floor

First Floor Landing

Large airing cupboard, doors to:

Bedroom One

14'8" x 9'6" (4.48 x 2.90)

Radiator, eve storage, uPVC double glazed window to rear.

Bedroom Two

14'9" x 9'5" (4.50 x 2.89)

Radiator, eve storage cupboard, uPVC double glazed window to front.

Externally

Front Garden

Mainly laid with gravel, block paved driveway with off road parking for several cars leading down side off property to rear garden.

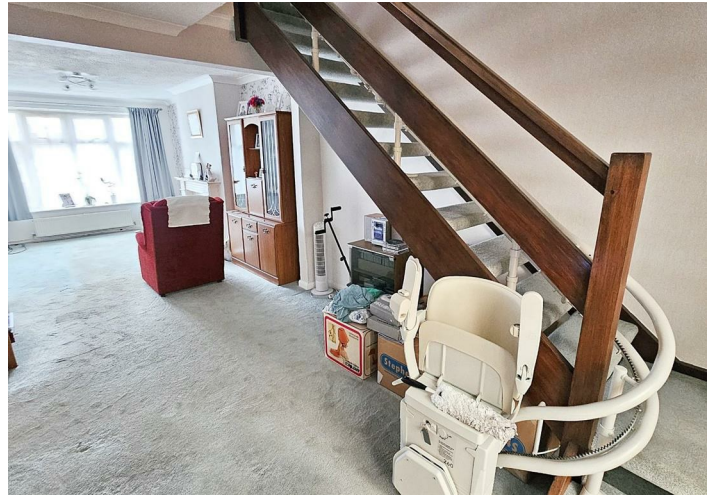
Rear Garden

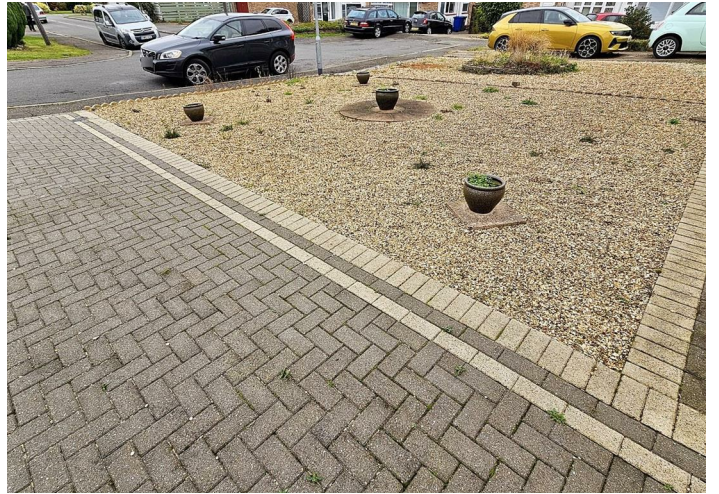
Paved patio, lawn area, gravel area, shed, greenhouse, timber gated rear access, flower and shrub borders.

Agents Notes

Local Authority: South Northamptonshire

Council Tax Band: C

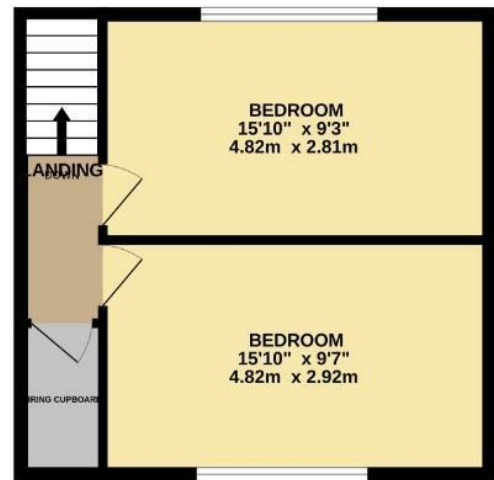




GROUND FLOOR
707 sq.ft. (65.6 sq.m.) approx.



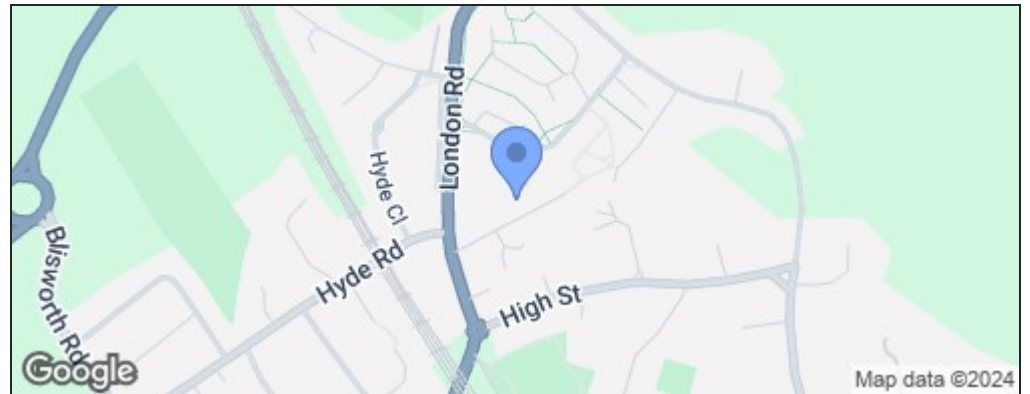
1ST FLOOR
360 sq.ft. (33.4 sq.m.) approx.



TOTAL FLOOR AREA : 1067 sq.ft. (99.1 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.
Made with Metropix 6/2024

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.