

**20 Simplex Way
Roade
NORTHAMPTON
NN7 2QR
£249,995**



- SEMI DETACHED
- VILLAGE LOCATION
- OFF ROAD PARKING
- GAS RADIATOR CENTRAL HEATING

- TWO DOUBLE BEDROOMS
- CLOAKROOM
- UPVC DOUBLE GLAZING
- ENERGY EFFICIENCY RATING: B

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



PERSONAL • PROFESSIONAL • PROACTIVE

Nestled in the charming village of Roade, Northampton, this modern semi-detached house on Simplex Way offers a delightful blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat.

Upon entering, you are welcomed into a spacious reception room that provides a perfect space for relaxation or entertaining guests. The layout is designed to maximise light and space, creating a warm and inviting atmosphere throughout. The modern kitchen is well-equipped, making it a joy to prepare meals and enjoy family gatherings.

The property features a contemporary bathroom, designed with both style and functionality in mind. Each bedroom is thoughtfully designed, providing a tranquil space for rest and rejuvenation.

One of the standout features of this home is the parking provision for two vehicles, a rare find in village locations. This added convenience ensures that you and your guests will always have a place to park.

Living in Roade offers the charm of village life while still being within easy reach of Northampton's amenities. The local community is friendly and welcoming, making it an ideal place to settle down. With its modern features and prime location, this semi-detached house on Simplex Way is a wonderful opportunity for those looking to embrace a comfortable lifestyle in a picturesque setting. Don't miss the chance to make this lovely property your new home.

Ground Floor

Entrance Hall

Radiator, stairs rising to first floor, doors to:

Cloakroom

Suite comprising low level W/C, hand wash basin, vinyl flooring, uPVC double glazed window to side.

Lounge/Dining Room

14'6" x 13'0" (4.44 x 3.98)

Radiator, TV point, understairs storage cupboard, UPVC double glazed French doors to rear.

Kitchen

9'11" x 6'3" (3.03 x 1.93)

Fitted kitchen comprising sink unit with base cupboards below, a range of floor standing cupboards with work tops above, tiling above work surfaces, eye level cupboards, fitted electric induction hob with extractor fan above, electric oven, plumbing for washing machine, UPVC double glazed window to front.

First Floor

Externally

Landing

Access to loft (boarded), UPVC double glazed window to side, doors to:

Bathroom

Suite comprising bath unit with shower unit above, hand wash basin, low level W/C, tiled splash backs, radiator, extractor fan.

Bedroom One

13'2" x 8'11" (4.02 x 2.74)

Radiator,, UPVC double glazed window to rear.

Front Garden

Mainly laid with stone and pave pathway to front door, tarmac driveway to side with off road parking for two cars.

Bedroom Two

13'2" x 8'5" (4.02 x 2.57)

Radiator, fitted wardrobes, UPVC double glazed window to front.

Rear Garden

Paved patio area, gravel area, shed, gated side access.

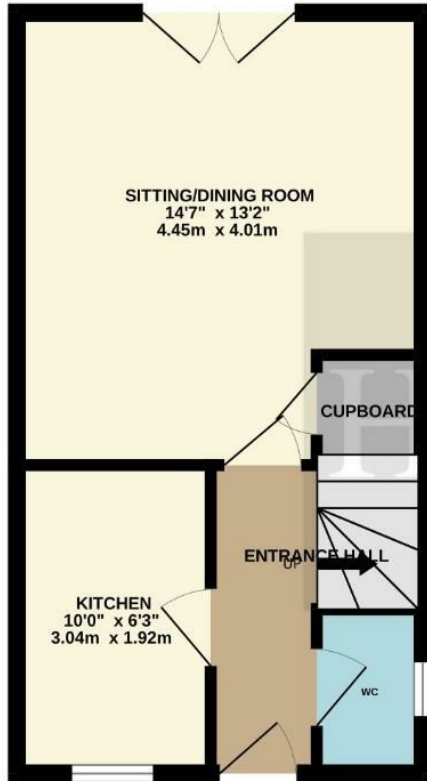
Agents Notes

Local Authority: South Northamptonshire

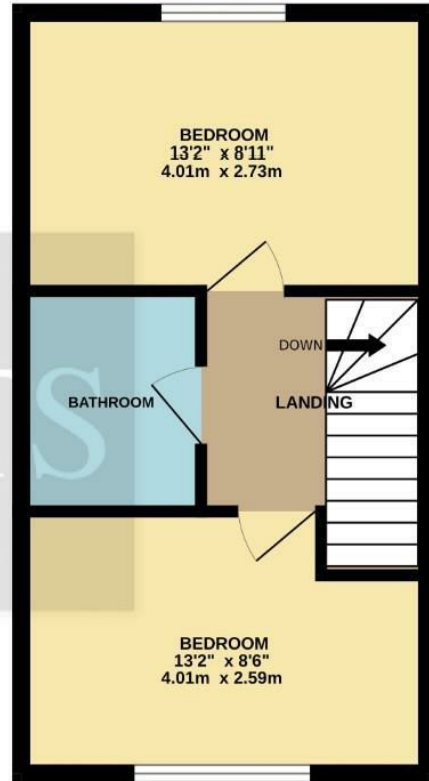
Council Tax Band: B



GROUND FLOOR
323 sq.ft. (30.0 sq.m.) approx.



1ST FLOOR
323 sq.ft. (30.0 sq.m.) approx.



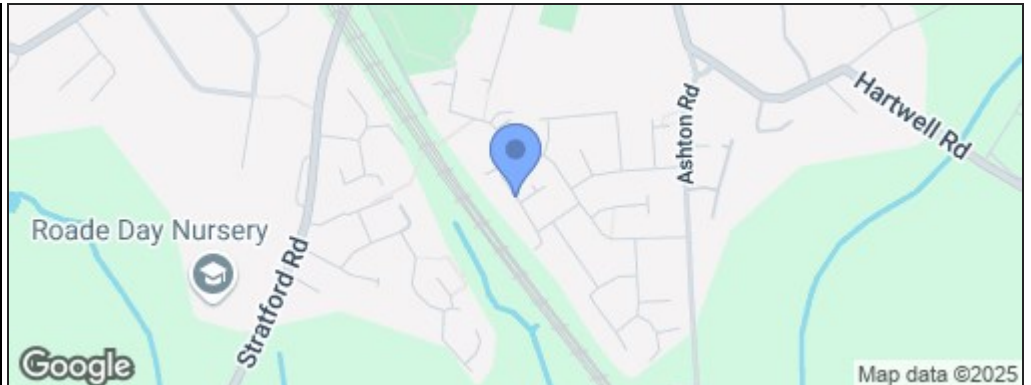
TOTAL FLOOR AREA : 647 sq.ft. (60.1 sq.m.) approx.

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 | | 97 |
| (92 plus) A | | |
| (81-91) B | 83 | |
| (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.