

**17 Abbots Way
Roade
NORTHAMPTON
NN7 2LY**

£305,000



- END OF TERRACE
- CORNER PLOT
- BACKS ONTO PADDOCK LAND
- KITCHEN/DINING ROOM
- UPVC DOUBLE GLAZED

- THREE DOUBLE BEDROOMS
- VILLAGE LOCATION
- NO CHAIN
- CLOAKROOM
- ENERGY EFFICIENCY RATING: D

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Nestled in the charming village of Roade, Northampton, this delightful end-terrace house on Abbots Way. The property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests.

Set on a corner plot, this older property benefits from a unique position that enhances its appeal. The house backs onto picturesque paddock land, offering serene views and a sense of openness that is often hard to find in more urban settings. This delightful backdrop allows for a peaceful lifestyle, where one can enjoy the beauty of nature right at their doorstep.

With one bathroom, the home is designed for practicality while maintaining a cosy feel. The absence of a chain means that the property is ready for immediate occupancy, allowing for a smooth transition for the new owners.

Living in Roade provides a wonderful sense of community, with local amenities and transport links conveniently accessible. This property is not just a house; it is a place where memories can be made, and a lifestyle can be enjoyed. If you are seeking a charming home in a tranquil village setting, this end-terrace house on Abbots Way is certainly worth considering.

Ground Floor

Entrance Porch

Tiled Flooring, uPVC Double Glazed window to front, doors to:

Entrance Hall

Large entrance hall, radiator, stairs to first floor landing, double glazed window to front, doors to:

Lounge

16'0" x 8'6" (4.90 x 2.61)

Feature fireplace, radiator, two uPVC double glazed windows to front.

Kitchen/Dining Room

13'3" x 11'8" (4.06 x 3.56)

Modern fitted kitchen comprising sink unit with base cupboards below, a range of floor standing cupboards with worktops above, eye level cupboards, built in electric hob with extractor fan above, electric oven, plumbing for washing machine, tiled flooring, radiator, uPVC double glazed window to rear, walk in pantry with uPVC double window to rear and tiled flooring,

Rear Lobby

7'11" x 8'0" (2.42 x 2.46)

Under stairs storage area, uPVC door to rear, doors to:

Cloakroom

Suite comprising low level w.c, hand wash basin, double glazed window to rear, radiator.

Conservatory

11'3" x 5'4" (3.45 x 1.64)

uPVC constructed, uPVC double glazed windows and door to rear,

First Floor

First Floor Landing

Built in storage cupboard, uPVC double glazed window to rear, doors to:

Bedroom One

15'7" x 8'7" (4.76 x 2.62)

Fitted wardrobes, radiator, uPVC double glazed window to front.

Bedroom Two

15'0" x 11'2" max (4.59 x 3.41 max)

Radiator, two uPVC double glazed windows to front.

Bedroom Three

11'9" x 7'9" (3.59 x 2.38)

Radiator, uPVC double glazed window to rear.

Bathroom

9'11" x 7'1" (3.04 x 2.16)

Large bathroom comprising bath unit with separate shower cubicle, low level w.c, hand wash basin, towel rail, radiator, tiled splash areas, cupboard housing combi boiler, two uPVC double glazed windows to rear.

Externally

Front Garden

Paved driveway with off road parking, flower and shrub borders.

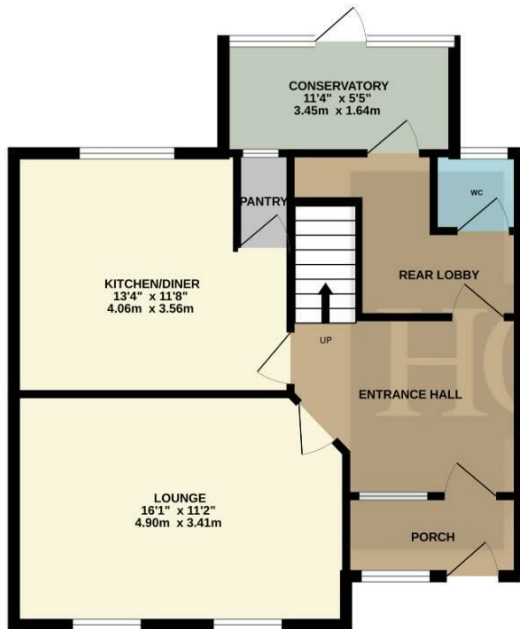
Rear And Side Gardens

Paved patio, mature plants and trees, lawn area, flower and shrub borders, timber shed, timber side gate, backs onto paddock land.

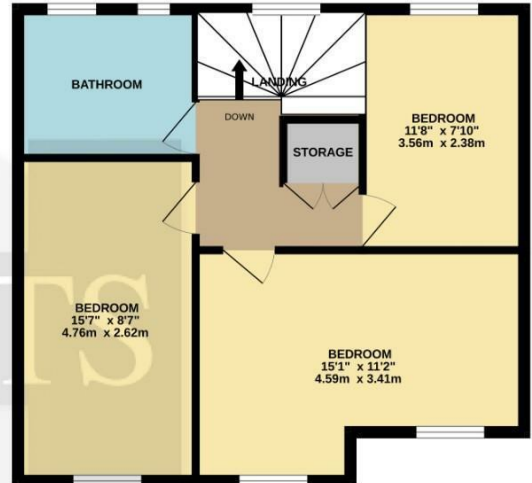




GROUND FLOOR
601 sq.ft. (55.8 sq.m.) approx.



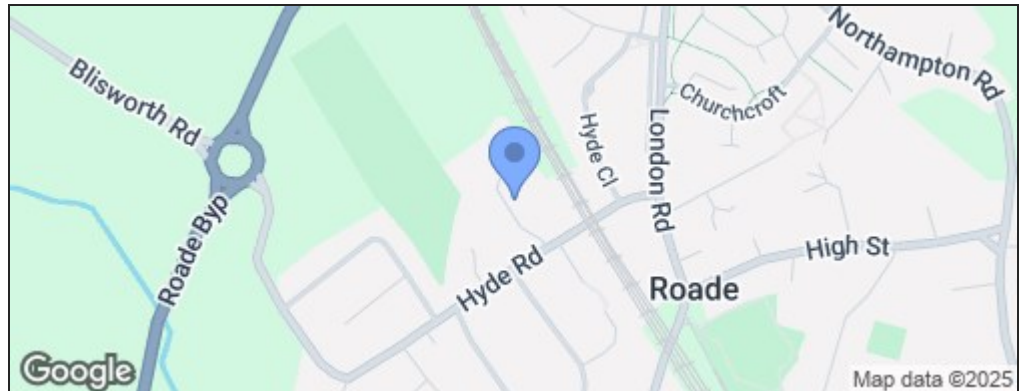
1ST FLOOR
540 sq.ft. (50.2 sq.m.) approx.



TOTAL FLOOR AREA : 1141 sq.ft. (106.0 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	67	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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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.