

**35 Walkers Way  
Roade  
NORTHAMPTON  
NN7 2GA**

**£279,995**



- **TOWN HOUSE**
- **EN SUITE TO MASTER**
- **KITCHEN/BREAKFAST ROOM**
- **OFF ROAD PARKING**
- **GAS RADIATOR HEATING**

- **THREE BEDROOMS**
- **VILLAGE LOCATION**
- **LOUNGE/DINING ROOM**
- **UPVC DOUBLE GLAZING**
- **ENERGY EFFICIENCY RATING: C**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

Nestled in the charming village of Roade, Northampton, this modern mid-terrace house on Walkers Way offers a delightful blend of comfort and contemporary living. With three well-proportioned bedrooms, including a master suite complete with an en suite bathroom, this property is perfect for families or those seeking extra space.

The ground floor features a welcoming reception room, ideal for entertaining guests or enjoying quiet evenings at home. The layout is thoughtfully designed, providing a seamless flow throughout the living areas. The additional bathrooms ensure convenience for all residents and visitors alike.

Spanning three storeys, this home maximises space and light, creating an airy atmosphere that is both inviting and functional. The modern design elements throughout the property enhance its appeal, making it a perfect choice for those who appreciate contemporary aesthetics.

For those with vehicles, the property boasts parking for two cars, a valuable asset in today's busy world. The location in Roade offers a peaceful village setting while still being within easy reach of local amenities and transport links, making it an ideal spot for both work and leisure.

In summary, this mid-terrace house on Walkers Way is a fantastic opportunity for anyone looking to settle in a modern, spacious home in a desirable location. With its thoughtful design and convenient features, it is sure to attract interest from a variety of buyers.

## **Ground Floor**

### **Entrance Hall**

Laminate flooring, stairs leading to first floor landing, radiator, doors to;

### **Lounge/Dining Room**

13'10" x 12'10" (4.24 x 3.92)

UPVC double glazed French doors out to garden, radiator, TV point, laminate flooring.

### **Cloakroom**

Suite comprising low level W/C, hand wash basin, laminate flooring, tiled splash areas, radiator, UPVC double glazed window to side.

### **Kitchen/Breakfast Room**

17'1" x 7'10" max (5.23 x 2.39 max)

Modern fitted kitchen comprising sink unit with base cupboard below, a range of floor standing cupboards with work tops above, tiling above work surfaces, eye level cupboards, fitted gas hob with extractor fan above, fitted oven, plumbing for washing machine, built in dishwasher, wall mounted gas fired boiler, radiator, tiled flooring, UPVC double glazed window to front.

## **First Floor**

### **Landing**

Radiator, stairs rising to second floor landing, UPVC double glazed windows to front and side.

### **Bedroom Two**

12'11" x 12'10" (3.95 x 3.92)

Fitted wardrobes, radiator, UPVC double glazed window to rear.

### **Bedroom Three**

11'1" x 6'3" (3.38 x 1.91)

Radiator, UPVC double glazed window to front.

### **Family Bathroom**

Suite comprising bath unit with shower unit above, hand wash basin, low level W/C, tiled splash areas.

### **Second Floor**

#### **Landing**

Radiator, UPVC double glazed window to side, door to;

### **Bedroom One**

18'2" x 12'9" (5.54 x 3.91)

Radiator, TV point, built in double wardrobes, large storage cupboard, four double glazed Velux windows to rear, door to;

### **En Suite**

Recently re-fitted en-suite comprising double shower cubicle with shower unit above, hand wash basin, low level W/C, radiator, heated towel rail, two double glazed Velux windows to front.

### **Externally**

#### **Front Garden**

Small front garden with flower and shrub borders, tarmac off road allocated parking to the side of property.

#### **Rear Garden**

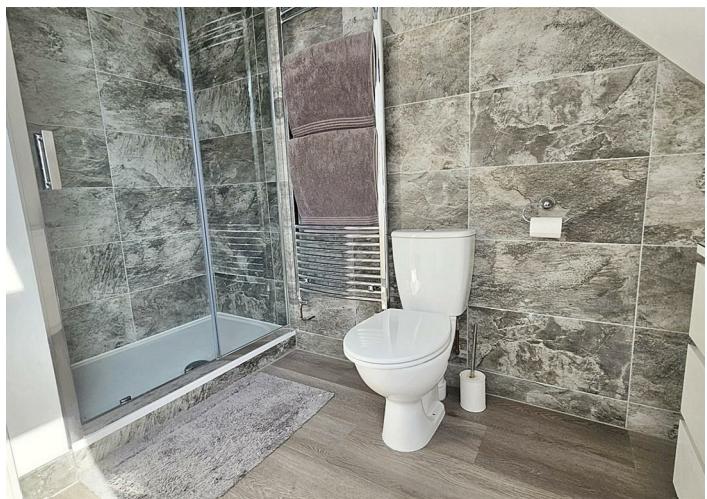
Wooden Decked patio area leading to lawn area, flower and shrub borders, timber fencing, timber gated access to parking area.

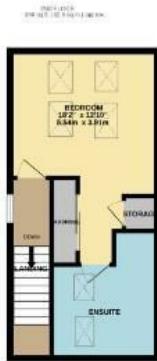
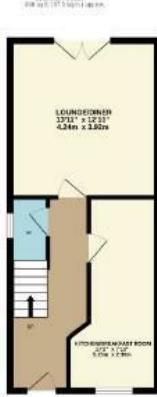
### **Agents Notes**

Local Authority: South Northamptonshire

Council Tax Band: C





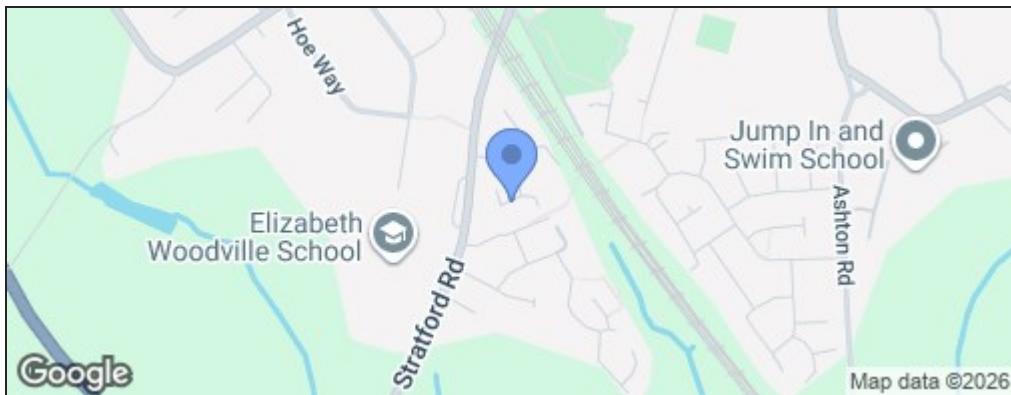


TOTAL FLOOR AREA: 1146 sq.ft. (106.5 sq.m.) approx.

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