

**20 Chaplins Drive
Roade
NORTHAMPTON
NN7 2PX**

Asking Price £299,995



- SEMI DETACHED
- EN SUITE TO MASTER
- LARGE SINGLE GARAGE
- OFF ROAD PARKING
- CLOAKROOM

- THREE BEDROOMS
- KITCHEN/DINING ROOM
- VILLAGE LOCATION
- GARDENS
- ENERGY EFFICIENCY RATING: B

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



PERSONAL • PROFESSIONAL • PROACTIVE

A modern three bedroom semi detached property situated in the sought after south Northants village of Roade. The accommodation comprises entrance hall, cloakroom, lounge, kitchen/dining room, master bedroom with en suite shower room, two further bedrooms and bathroom. The property also benefits uPVC double glazing, gas radiator central heating, single garage with off road parking and gardens.

Roade Village is pretty much self contained with local shops, schools, post office, hair dressers, Sport Centre, restaurant and pub. The village has just completed a Bypass on the A508.

Ground Floor

Entrance Hall

Mosaic tiled flooring, understairs storage, radiator, stairs leading to first floor landing, doors to:

Cloakroom

Suite comprising low level W/C, hand wash basin, radiator, tiled splash areas, mosaic tiled flooring.

Kitchen/Dining Room

15'1" x 9'5" (4.61 x 2.89)

Modern fitted kitchen comprising sink unit with base cupboards below, a range floor standing cupboards with work tops above, tiling above work surfaces, eye level cupboards, fitted gas hob with extractor fan above, electric oven, plumbing for automatic washing machine, vinyl flooring, radiator, UPVC double glazed Sash style window to front.

Lounge

16'4" x 12'1" (4.99 x 3.70)

Radiator, UPVC double glazed window to rear, UPVC double glazed French doors to rear garden.

First Floor

Landing

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

Bedroom One

14'8" x 10'7" (4.49 x 3.25)

Radiator, built in double wardrobe, UPVC double glazed sash style window to front, door to:

En Suite

Suite comprising double shower cubicle, hand wash basin, low level W/C, vinyl flooring, tiled splash areas, radiator.

Bedroom Two

12'0" x 8'10" (3.68 x 2.71)

Radiator, UPVC double glazed window to rear.

Bedroom Three

9'8" x 7'3" (2.95 x 2.23)

Radiator, UPVC double glazed window to rear.

Externally

Front Garden

Paved pathway, area laid with slat, tarmac driveway with off road parking leading to garage.

Garage

Large single garage, up and over doors, power and light connected.

Rear Garden

Paved patio area leading to lawn, flower and shrub borders, timber gate to the side.

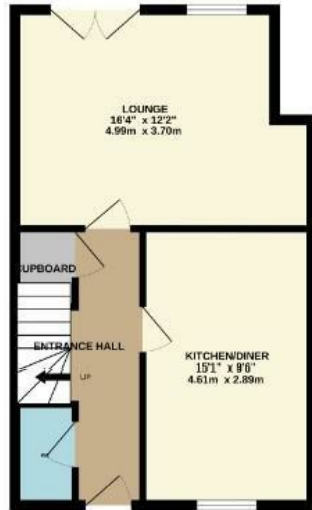
Agents Notes

Local Authority: West Northamptonshire

Council Tax Band: C



GROUND FLOOR
434 sq.ft. (40.4 sq.m.) approx.



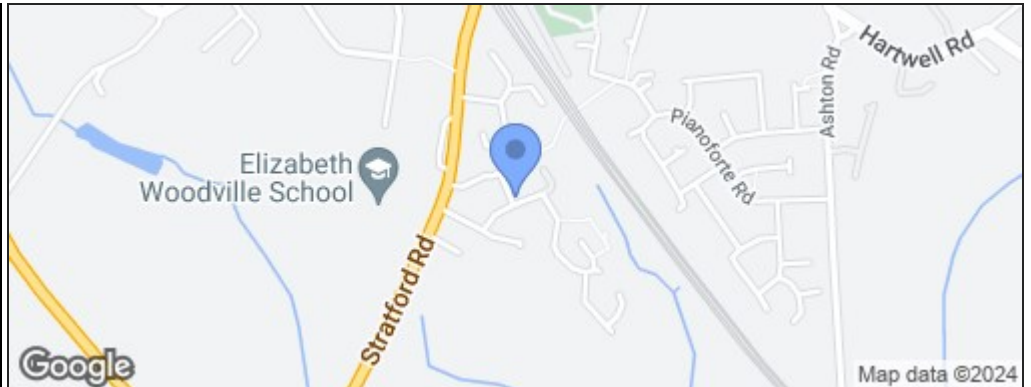
1ST FLOOR
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA : 869 sq.ft. (80.7 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 | | | 96 |
| (81-91) B | | 84 | |
| (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.