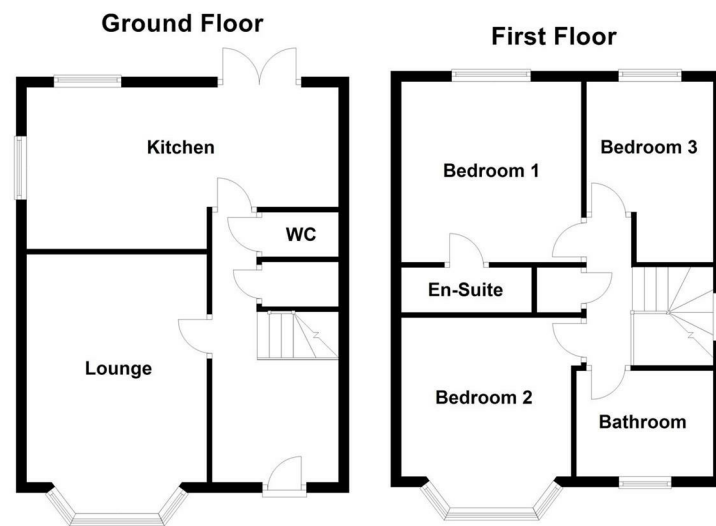


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2 Chaplins Drive, Roade, Northampton, Northamptonshire, NN7 2PX

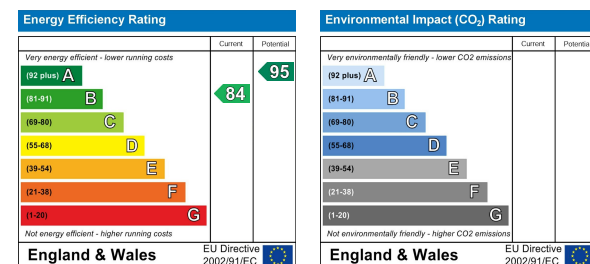


Not to scale. For illustrative purposes only

Asking Price £369,000 Freehold

A well presented detached property situated in the popular village of Roade. The property accommodation is set over two floors and comprises; entrance hall, cloakroom, sitting room and kitchen/dining room on the ground floor. On the first floor are bedroom one with en-suite, two further bedrooms and a family bathroom. Outside is an enclosed corner plot rear garden, single garage and off road parking.

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ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Enter via a front door to entrance hall with stairs rising to the first floor with door to cupboard under and further doors lead to:-

CLOAKROOM

Two piece white suite comprising low flush WC and wash hand basin with tiled splashback areas.

SITTING ROOM

16'2" into bay x 11'3"

A walk in double glazed bay window to the front elevation with radiator, double glazed window to the side elevation and feature fireplace with inset remote controlled gas fire.



KITCHEN/DINING ROOM

19'6" x 10'1"

Fitted with a range of matching base and eye level units comprising stainless steel single drainer sink unit with mixer tap and cupboard under, built in gas hob with electric oven under and stainless steel canopy extractor above, integrated dishwasher, washing machine and fridge/freezer. Double glazed windows to the rear and side elevations and double glazed french doors to the rear garden.



FIRST FLOOR

LANDING

With window to the side elevation, access to loft space, door to airing cupboard and further doors leading to:-

BEDROOM ONE

11'3" max x 8'6" plus recess

Window to the rear elevation with radiator under and door to ensuite.



EN-SUITE

A three piece white suite comprising shower cubicle, pedestal wash hand basin and low flush WC. Tiled splashback areas, radiator and frosted window to the side elevation.

BEDROOM TWO

10'10" into bay x 10'7"

A walk in double glazed bay window to the front elevation with radiator.



BEDROOM THREE

11'3" max x 8'7"

A double glazed window to the rear elevation and radiator under.



BATHROOM

A three piece white suite comprising panelled bath, pedestal wash hand basin and low flush WC. Tiled splashback areas, radiator and a frosted double glazed window to the rear elevation.



OUTSIDE

REAR GARDEN

A paved patio area leading to the lawn with shrub tree borders, enclosed by fencing and brick walls with side access and courtesy door to the garage.

SINGLE GARAGE

The single garage is located to the rear of the property with up and over door and power and light connected. Off road parking on driveway for one car.

SERVICES

Mains drainage, gas, water and electricity are connected.

COUNCIL TAX

West Northamptonshire Council - Band D

LOCAL AMENITIES

Within the village of Roade there are shopping facilities including a Post Office, two newsagents, pharmacy, a garage and a petrol filling station with a Costcutter. There is a Medical Centre, Chemist, Football and Bowls Club, a Public House and the Roadhouse cafe and yoga bar, local schooling includes Roade Primary School in Hartwell Road and Elizabeth Woodville School with sixth form on Stratford Road. M1 Junction 15 is approximately two miles distant, with good shops nearby on the edge of Northampton and in Towcester. Milton Keynes and its railway station are 20 minutes away and the X6 bus route also to Milton Keynes.

HOW TO GET THERE

From Northampton town centre head towards junction 15 of the M1, proceed straight over and head into the village of Roade. Pass through the village after the petrol station, take the second left into Chaplin Close.

For further information on viewing call 01604 230222