



GREENER **Country** HOUSES & COTTAGES

5 Cripps Road, Roade, Northampton, NN7 2LJ

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A fabulous four bedroomed detached family home situated in the popular village location of Roade to the south of Northamptonshire. The property extends to approximately 1,400 square feet with the accommodation comprising entrance hall, lounge, study, open plan kitchen/breakfast room, WC and utility room with four double bedrooms with ensuite to the master and a family bathroom to the first floor. Externally there is a well presented sunny south facing rear garden with pedestrian access to off road parking and a single garage.

Price **£450,000 Freehold**

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

14'08 x 8'10

With stairs rising to the first floor, access to a cloaks cupboard and doors leading through to:-

LOUNGE

21'05 x 11'01

Three casement window to the front elevation and patio doors leading to the rear garden. The living room benefits from carpet throughout with TV and telephone points connected.



DINING ROOM

10'07 x 10'03

Currently used as a study area there is a three casement window to the front elevation there is a wood effect luxury vinyl tiled floor with radiator connected.



WC

6'06 x 3'07

A window to the rear elevation with a suite comprising WC and hand wash basin.

KITCHEN/BREAKFAST ROOM

KITCHEN AREA

15'09 x 9'10

Fitted with a range of floor and wall mounted storage cabinets, wood effect worktops and up stands, stainless steel sink and drainer overlooking a window to the side elevation. Integrated appliances include a 4 x gas hob with extractor above, double AEG oven, fridge/freezer and dishwasher. This room is open to:-

DINING AREA

8'01 x 5'02

With patio doors leading to the rear garden and windows either side, the LVT wood effect floor continues and there is a door leading through to:-



UTILITY ROOM

7'10 x 4'10

With a door leading to the rear garden there is low level storage with plumbing for a washing machine and tumble dryer.

FIRST FLOOR



LANDING

9'01 x 7'10

With access to the linen cupboard there are doors leading to:-

BEDROOM ONE

11'06 x 11'02

With a three casement window to the front elevation there is space for a double bed, access to integrated storage, carpet fitted and a door leading through to:-



ENSUITE

7'08 x 6'07

Suite comprising of double shower cubicle which is fully tiled, WC and wash hand basin with half tiled walls and a stainless steel heated towel rail.



BEDROOM TWO

11'07 x 10'05

With space for a double bed there is a three casement window to the front elevation with radiator connected and carpet fitted.



BEDROOM THREE

10'03x 9'06

A two casement window to the rear elevation there is space for a double bed with carpet fitted.



BEDROOM FOUR

11'01 x 7'04 and 2'01 x 3'11

A L shaped room with space for a double bed with a window to the rear elevation and carpet fitted.



FAMILY BATHROOM

7'07 x 6'03

Suite comprising of WC, wash hand basin with a bath and half tiled walls and a two casement window overlooking the rear garden.



OUTSIDE

REAR GARDEN

The rear garden is mainly laid to artificial grass there is a paved patio providing a dining area, a raised decked area perfect for a barbeque space and mature shrub borders with a pedestrian gate to the side where there is tandem parking for two vehicles and access to a single garage.

SINGLE GARAGE

With up and over door to the front elevation.

SERVICES

Main drainage, gas, water and electricity are connected. There is a service charge of approximately £220 per annum to maintain the road.

COUNCIL TAX

West Northants Council - Band E

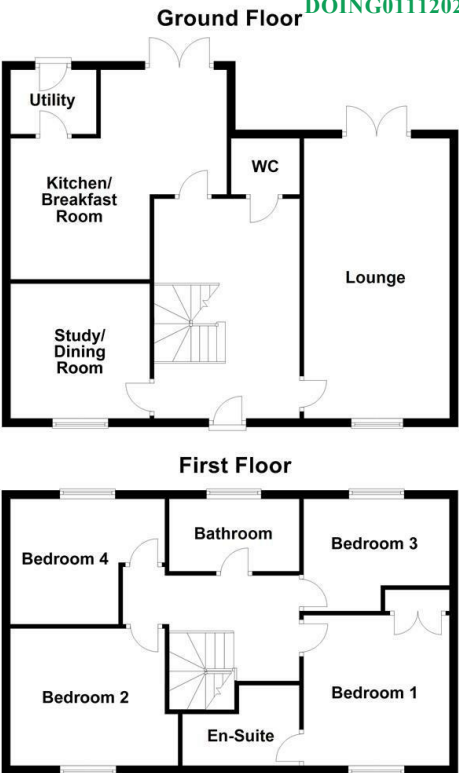
LOCAL AMENITIES

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 along Northampton Road. Continue along Northampton Road where it leads into Hartwell Road, take the right hand turning into Ashton Road and then first right again into Cripps Road. The property stands second house in on the left hand side.

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Not to scale. For illustrative purposes only