



Connells

Walkers Way
Roade Northampton



Property Description

This four bedroom, three storey town house is ideally set in the popular village of Roade, and within easy access to the M1 motorway and the A5. The property comprises entrance hall, downstairs cloakroom and open plan kitchen/dining room. To the first floor there is a living room with French doors opening to a Juliet balcony, bedroom three and the family bathroom. To the second floor there is a master bedroom with an en-suite shower room, bedroom two and the work from office/bedroom four. Outside there is a single integral garage with parking set to the front, and to the rear there is a lawned garden with retaining timber fencing. Viewing of this versatile home is highly advised to fully appreciate.

Entrance Hall

Door to the front elevation with further doors leading off to the cloakroom and kitchen/dining room. Wall mounted radiator, courtesy door to the single integral garage and stairs rising to the first floor landing.

Cloakroom

White suite comprising low level flush wc and pedestal wash hand basin with tiling to splash back area. Wall mounted radiator and extractor fan.

Open Plan Kitchen/ Dining Room

14' 10" x 12' 6" (4.52m x 3.81m)

Fitted kitchen with a range of wall and base units. Stainless steel one and a half bowl sink and drainer with mixer tap set into work surfaces and tiled to splash back areas. Integrated appliances include fridge/freezer,

washing machine, dishwasher, electric oven and four ring gas hob with extractor cooker hood over. Central heating boiler, wall mounted radiator and ceramic tiled floor. Space for dining table and chairs, UPVC double glazed window to the rear elevation and UPVC double glazed French doors open to the rear garden.

First Floor Landing

UPVC double glazed window to the front elevation. Doors lead off to the living room, bedroom three and the family bathroom. Storage cupboard and airing cupboard housing hot water cylinder. Wall mounted radiator and stairs rising to the second floor landing.

Living Room

14' 11" x 13' 5" max (4.55m x 4.09m max)
UPVC double glazed French doors to the rear elevation open to a Juliet balcony and look out over the rear garden. Wall mounted radiator and TV point.

Bedroom Three

10' 2" max x 8' 1" (3.10m max x 2.46m)
UPVC double glazed window to the front elevation and wall mounted radiator.

Family Bathroom

Modern white suite comprises of panelled bath with mixer tap and shower over, pedestal wash hand basin, low level flush wc and tiled to splash back areas. Extractor fan and wall mounted radiator.

Second Floor Landing

Stairs rise from the first floor landing. Doors lead off to the master bedroom, bedroom two and the home office/bedroom four. Access to the loft access and wall mounted radiator.

Master Bedroom

16' 2" x 11' 4" into recess (4.93m x 3.45m into recess)

UPVC double glazed window to the front elevation. Space for freestanding wardrobes, wall mounted radiator and connecting door to the en-suite shower room.

En-Suite Shower Room

Modern white three piece suite comprising tiled shower cubicle, pedestal wash hand basin, low level flush wc and further tiling to splash back areas. Wall mounted radiator, extractor fan and UPVC opaque double glazed window to the front elevation.

Bedroom Two

13' 6" x 8' 4" (4.11m x 2.54m)

UPVC double glazed window to the rear elevation and wall mounted radiator.

Home Office/ Bedroom Four

10' x 6' 4" (3.05m x 1.93m)

Work from home office with UPVC double glazed window to the rear elevation, single built-in cupboard and wall mounted radiator.

Outside

Single Garage

Single integral garage with up and over door and power and lighting connected. Courtesy door to the entrance hall.

Front Garden/ Parking

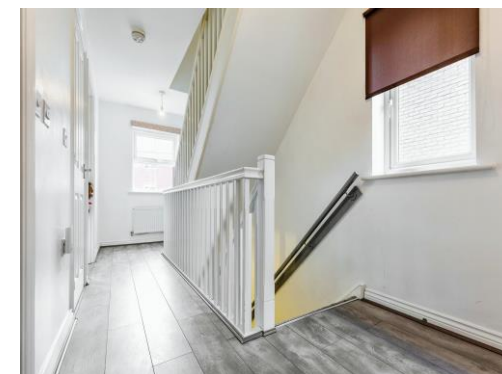
Driveway providing off road parking and leading to the single integral garage, and pathway leading to the front door. Gated access to the side leads to the rear garden.

Rear Garden

Mainly laid to lawn with retaining timber fencing. Two paved patio areas which are ideal for outside dining, with space for a dining table and chairs. Gated access to the side leading to the front of the house.

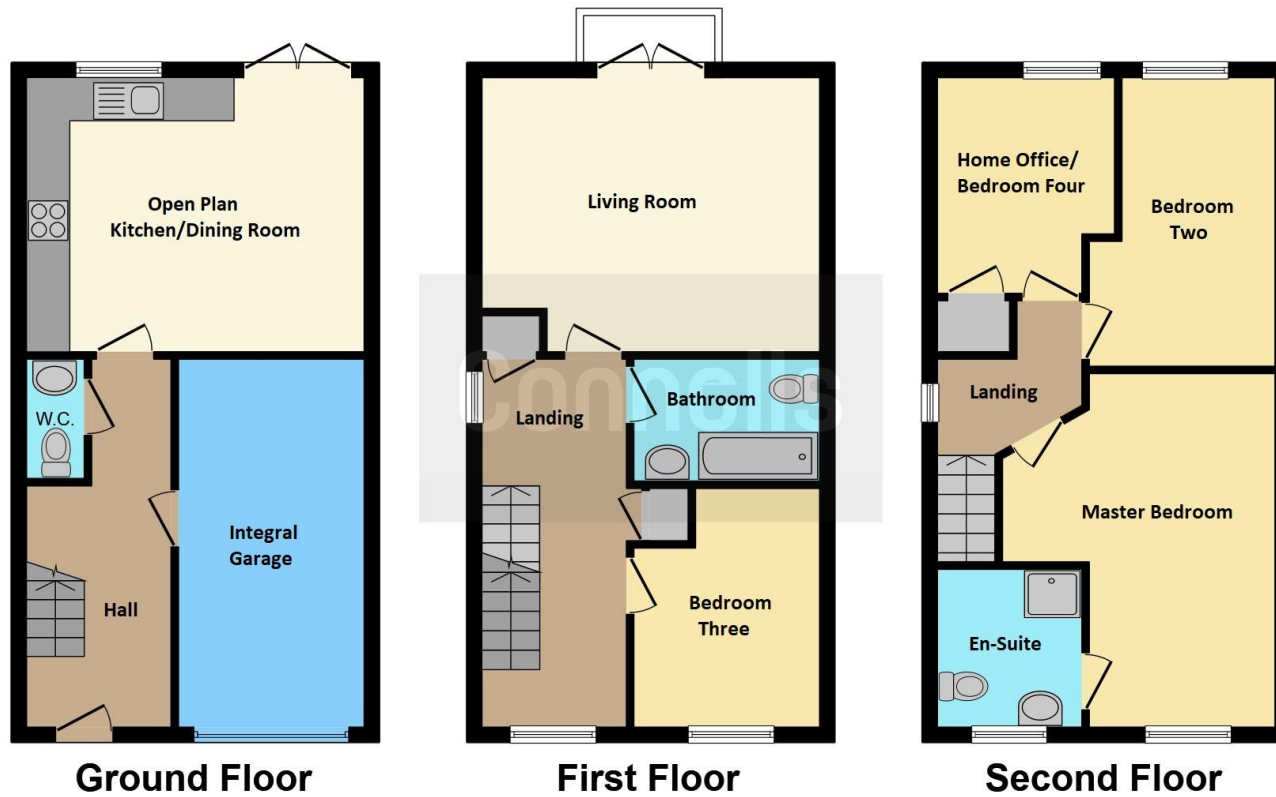
Council Tax Band

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EPC Rating: C

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Tenure: Freehold



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