

for sale

£300,000



Simplex Way Roade Northampton NN7 2QR

This charming 3-bedroom semi-detached property is nestled in the highly sought-after area of Northampton Road, offering a perfect blend of modern comfort and traditional appeal.

Simplex Way Road Northampton NN7 2QR

Entrance Hall

Door to the front elevation. Stairs rising to the first floor landing and further doors leading off to the cloakroom, living room and kitchen. Wall mounted radiator.

Cloakroom

Suite comprising a low level flush w.c and wash hand basin with tiling to the splash back areas. Wall mounted radiator and extractor fan.

Living Room

14' 8" x 14' 5" (4.47m x 4.39m)

Double glazed French door to the rear elevation. Fireplace, storage and two wall mounted radiators.

Kitchen

9' 11" x 7' 10" (3.02m x 2.39m)

Fitted with a range of wall and base level units. One and a half stainless steel sink and drainer set beneath the work surface with a swan neck mixer tap over. Integrated appliances comprising an electric oven and hob with a cooker hood over Space for upright fridge freezer.. Double glazed window to the front elevation.

First Floor Landing

Stairs rising from entrance hall with doors leading off to three bedrooms and family bathroom.

Bedroom One

14' 8" max x 8' 6" max (4.47m max x 2.59m max)

Double glazed window to the front elevation and wall mounted radiator.

Bedroom Two

8' 9" x 7' 10" (2.67m x 2.39m)

Double glazed window to the rear elevation and wall mounted radiator.

Bedroom Three

6' 6" x 8' 11" (1.98m x 2.72m)

Double glazed window to the rear elevation and wall mounted radiator.

Family Bathroom

Suite comprising a bath with mixer tap and shower attachment, low level flush w.c and wash hand basin. Tiled. Chrome heated towel rail, extractor fan and opaque double glazed window to the side elevation.



Outside

Front Garden

Driveway to the side of the property which providing off road parking, lawned area and pathway leading to the front door. Gated access to the side of the property leading to the rear garden.

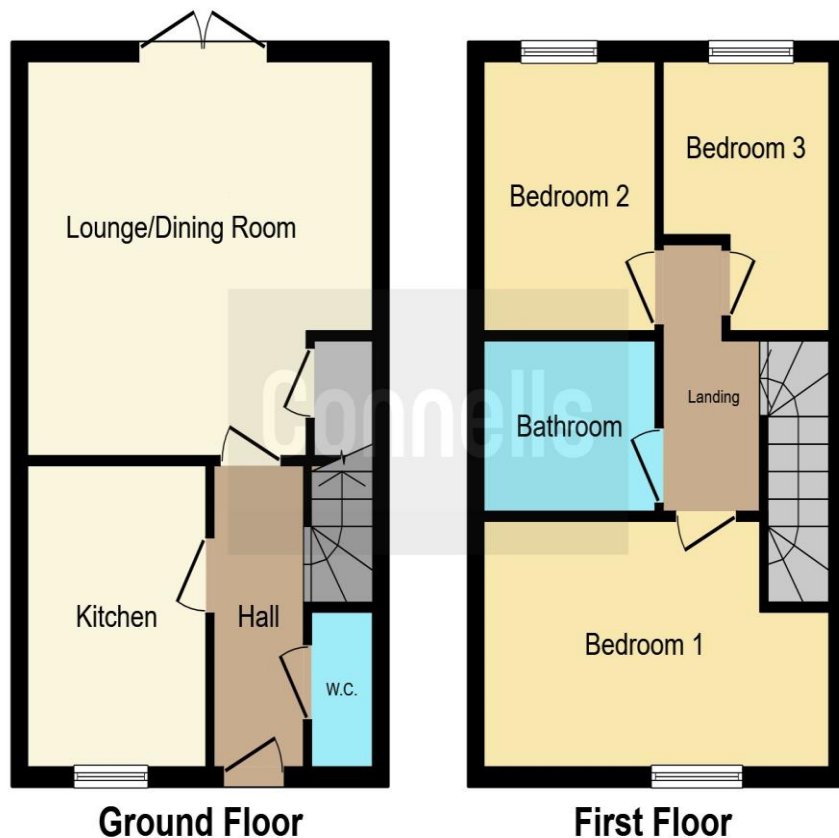
Rear Garden

Mainly laid to lawn with paved patio area which is ideal for entertaining and timber retaining fence.

Council Tax Band

C.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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T 01604 706644
E woottonfields@connells.co.uk

11 Tudor Court Wootton Hope Drive Wootton
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Property Ref: WFL407992 - 0002

Tenure: Freehold

EPC Rating: B

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