

for sale

offers over **£280,000**



Simplex Way Roade Northampton NN7 2QR

This charming 3-bedroom semi-detached property set in the highly sought-after village of Roade, offering fantastic local amenities to include yoga studio, gym, cafe, public house, schools, local shop and access to beautiful walks. CUL-DE-SAC position.

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, lounge/ dining 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.

Lounge/ Dining Room

15' 3" max x 14' 8" max (4.65m max x 4.47m max)

Double glazed French door to the rear elevation. Storage and two wall mounted radiators.

Kitchen

9' 9" x 7' 10" (2.97m 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 gas hob with a cooker hood over. Plumbing for washing machine. Space for upright fridge freezer and dishwasher. 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

8' 6" x 14' 7" (2.59m x 4.45m)

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

Bedroom Two

7' 11" x 8' 10" (2.41m x 2.69m)

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

Bedroom Three

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

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

Family Bathroom

Suite comprising a bath with shower attachment over, low level flush w.c and wash hand basin. Tiling to the splash back areas. Extractor fan, wall mounted radiator and opaque double glazed window to the side elevation.



Outside

Front Garden

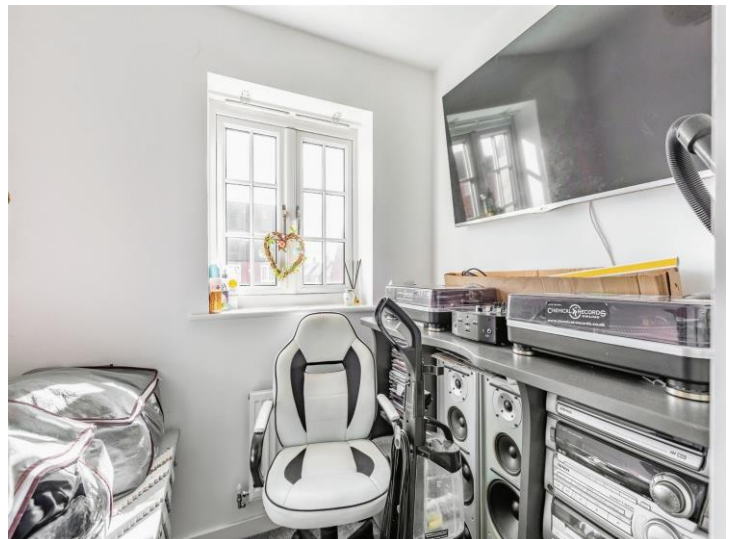
Driveway to the side of the property which providing off road parking, and pathway leading to the front door. Gated access to the side of the property leading to the rear garden.

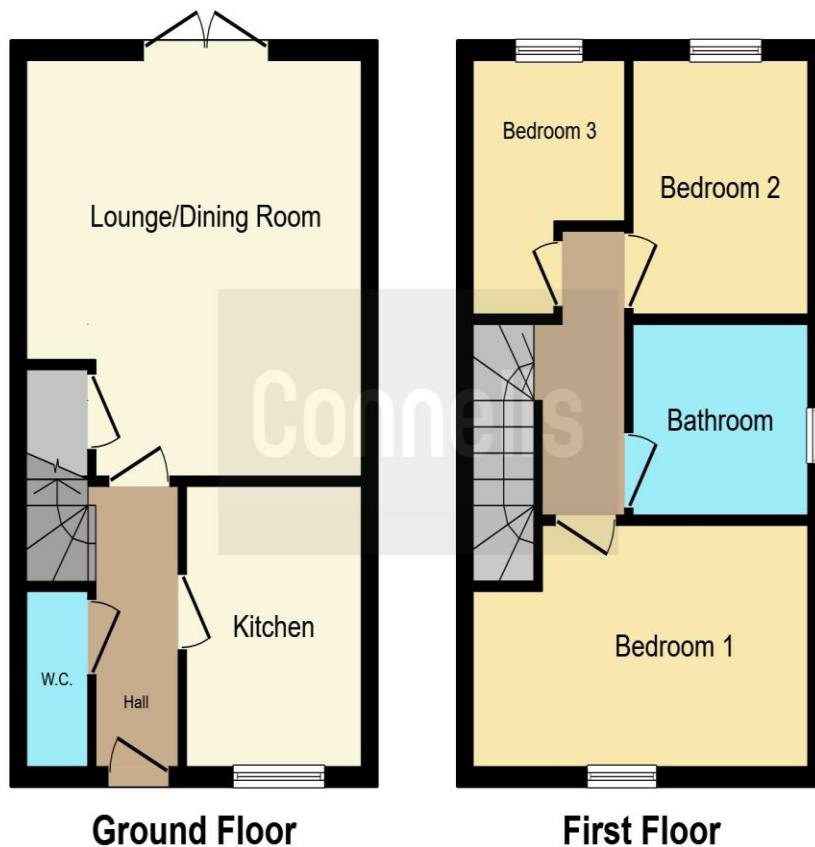
Rear Garden

Mainly laid to lawn with paved patio area which is ideal for entertaining. 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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Property Ref: WFL408096 - 0006

Tenure: Freehold

EPC Rating: B

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