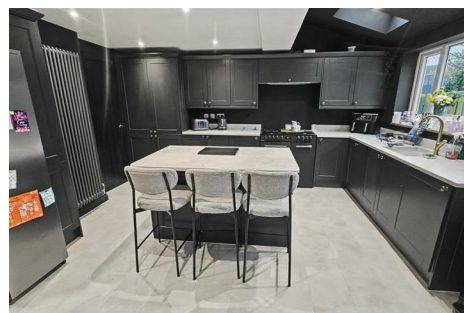


43 Rochelle Way

**NORTHAMPTON
NN5 6YJ**

£342,500



- **EXTENDED DETACHED PROPERTY**
- **MASTER WITH EN SUITE**
- **GAS TO RADIATOR HEATING**
- **OFF ROAD PARKING**

- **THREE BEDROOMS**
- **FURTHER BEDROOM ON GROUND FLOOR**
- **UPVC DOUBLE GLAZING**
- **ENERGY EFFICIENCY RATING: C**

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

A modern, extended, three bedroom detached property situated in popular area of New Duston. The accommodation comprises entrance hall, lounge, extended open plan kitchen/dining/family room, cloakroom, study/bedroom four to the ground floor. The first floor comprises of three bedrooms, master with en suite, and family bathroom. Additional benefits include gas to radiator heating, UPVC double glazing, off road parking for two cars and front and rear gardens.

Ground Floor

Entrance Hall

Radiator, UPVC double glazed window to front, door to:

Lounge

14'1" x 11'1" (4.30 x 3.38)

Radiator, vinyl flooring, stairs rising to first floor landing, UPVC double glazed window to front, doors to:

Study/Bedroom Four

16'1" x 8'0" (4.91 x 2.44)

Radiator, UPVC double glazed window to front.

Kitchen/Dining/Family Room

19'6" x 21'1" max (5.96 x 6.44 max)

Dining/Family Room

L shaped, open plan with two double glazed velux windows to rear, UPVC double glazed French doors and window to rear, radiator, wood burning stove.

Kitchen

Comprising sink unit with base cupboards below, a range of floor standing cupboards with work tops above, tiling above work surfaces, eye level cupboards, plumbing for washing machine, space for range cooker.

Cloakroom

Suite comprising low level WC, hand wash basin, radiator, UPVC double glazed window to side.

First Floor

Landing

Access to loft, built in storage cupboard, UPVC double glazed window to side, doors to:

Bedroom One

14'6" x 9'7" (4.44 x 2.94)

Fitted wardrobes, radiator, UPVC double glazed window to front, door to:

En Suite

Shower room comprising tiled shower cubicle with shower unit above, low level WC, hand wash basin, heated towel rail, UPVC double glazed window to rear.

Bedroom Two

13'5" x 9'7" (4.09 x 2.93)

Radiator, UPVC double glazed window to front.

Bedroom Three

9'10" x 7'8" (3.02 x 2.36)

Radiator, UPVC double glazed window to front.

Bathroom

Suite comprising bath unit with shower unit above, hand wash basin, low level WC, heated towel rail, tiled splash areas, UPVC double glazed window to side.

Externally**Front Garden**

Mainly laid to lawn with shrub borders, block paved driveway for off road parking.

Rear Garden

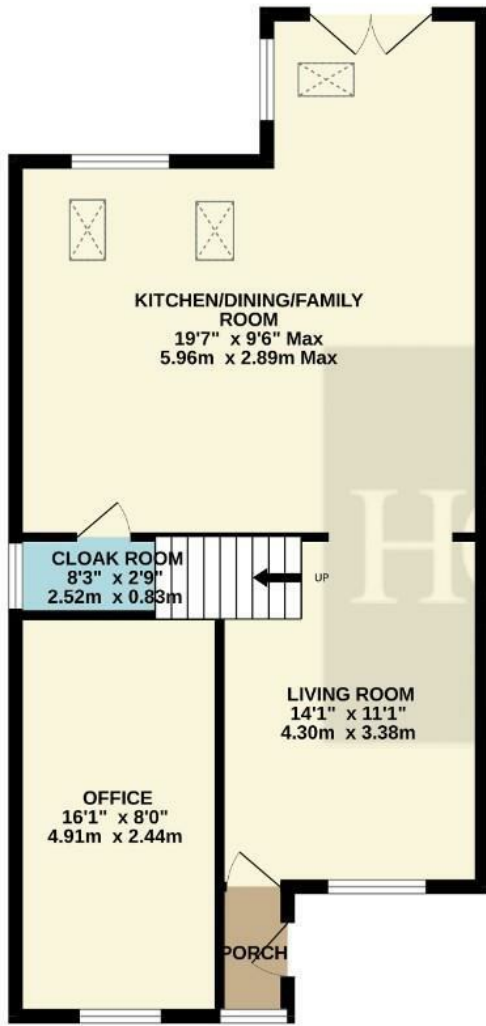
Paved patio area leading to lawn, secondary paved patio area to the rear of the garden, timber summer house, gated side access.

Agents Notes

Council Tax Band: D



GROUND FLOOR
664 sq.ft. (61.7 sq.m.) approx.



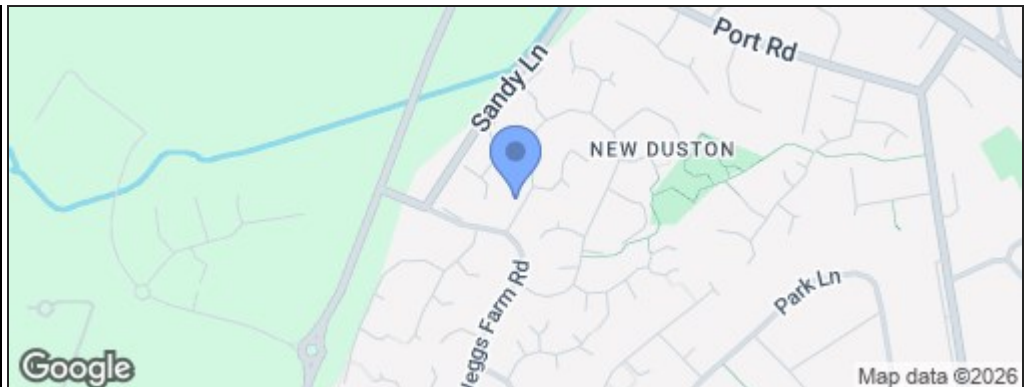
1ST FLOOR
494 sq.ft. (45.9 sq.m.) approx.



TOTAL FLOOR AREA: 1158 sq.ft. (107.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	<div style="text-align: center;"> 85 74 </div>
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.