44 Hoe Way

ROADE
NN7 2NG

£325,000

- SEMI DETACHED
- VILLAGE LOCATION
- GAS TO RADIATOR HEATING
- KITCHEN/DINING ROOM
- UTILITY/CLOAKROOM
- THREE BEDROOMS
- UPVC DOUBLE GLAZING
- OFF ROAD PARKING
- NO CHAIN
- ENERGY EFFICIENCY RATING: C

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A well presented, three bedroom, semi detached property situated in the sought after area of Roade. The accommodation briefly comprises entrance porch, entrance hall, lounge, kitchen/dining room, utility room/cloakroom, three bedrooms and shower room. Additional benefits include UPVC double glazing, gas to radiator central heating, off road parking and gardens to front and rear. NO CHAIN.

Ground Floor

Entrance Porch
Tiled flooring, UPVC double glazed window to front, door to:

Entrance Hall
Stairs leading to first floor landing, radiator, UPVC double glazed window to front, door to:

Lounge
20'2" x 11'10" (6.15 x 3.62)
Laminate flooring, radiator, feature fireplace with log burner, UPVC double glazed windows to front and rear, UPVC door out to rear garden.

Kitchen/Dining Room
13'7" x 14'2" max (4.15 x 4.34 max)
Recently refitted kitchen comprising sink unit with base cupboards below, a range of floor standing cupboards with worktops above, eye level cupboards, tall larder cupboards, fitted electric hob with extractor fan above, electric oven, fitted microwave, built in dishwasher, built in fridge/freezer, radiator, walk in pantry, laminate flooring, UPVC double glazed window to rear, UPVC door out to side lobby.

Side Lobby
Tiled flooring, UPVC double glazed door to front, UPVC double glazed door into garden.

Utility Room/Cloakroom
8'4" x 5'8" (2.56 x 1.73)
Comprising low level WC, sink unit with base cupboards below, space and plumbing for washing machine, space for dryer, eye level cupboards, radiator, UPVC double glazed window to side.

First Floor

Landing
Large built in storage cupboard, loft access, UPVC double glazed window to front, doors to:

Bedroom One
11'11" x 11'0" (3.64 x 3.36)
Radiator, two UPVC double glazed windows to front.

Bedroom Two
11'11" x 9'1" (3.64 x 2.77)
Radiator, UPVC double glazed window to rear.

Bedroom Three
7'9" x 8'9" (2.38 x 2.67)
Radiator, UPVC double glazed window to side.

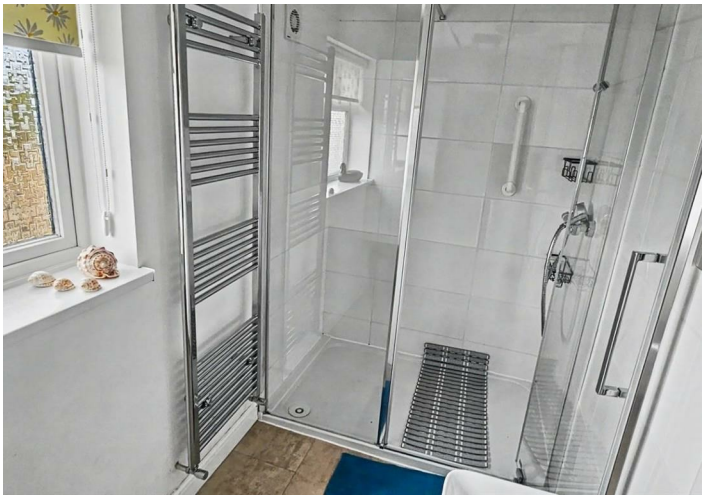
Shower Room
Modern suite comprising large walk in shower cubicle with shower unit above, hand wash basin with vanity cupboard below, low level WC, heated towel rail, UPVC double glazed window to rear.

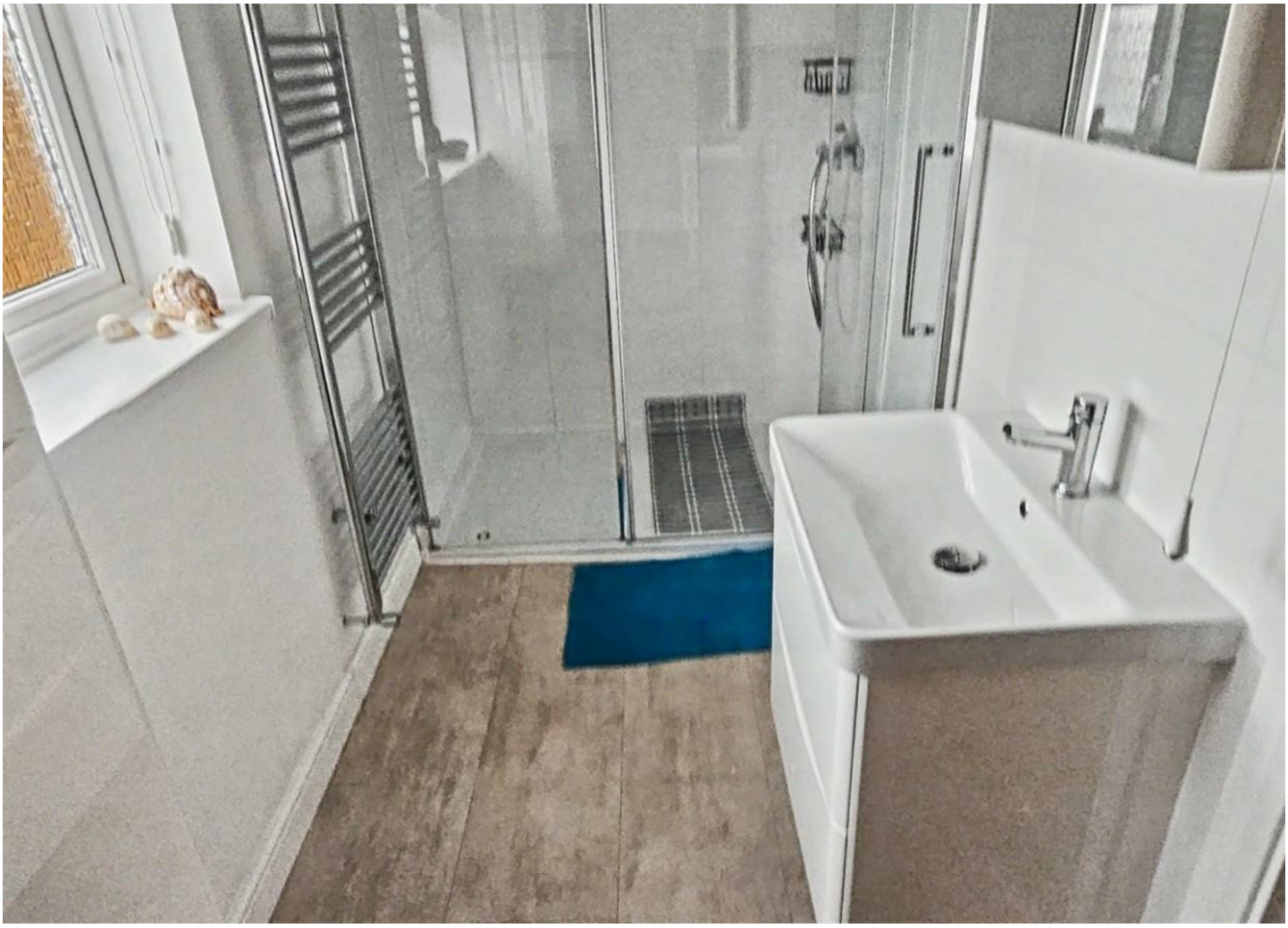
Externally

Front Garden
Laid to lawn, large block paved driveway providing off road parking for several cars, flower and shrub borders.

Rear Garden
Paved patio area leading to lawn, flower and shrub borders, timber shed, outside electrics, block paved patio to side with storage area, surrounded by timber fence, timber gate.

Agents Notes
Council Tax Band: C





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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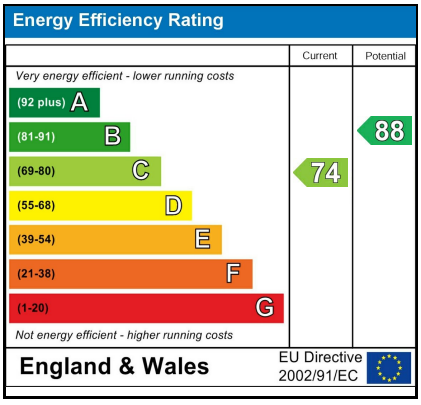

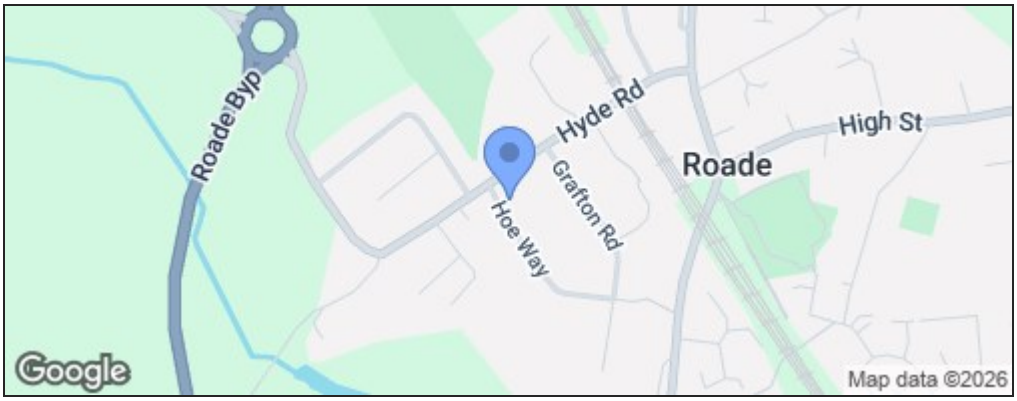

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