



Connells

Walkers Way
Roade Northampton



Property Description

A beautifully presented three-bedroom, three-storey home offering flexible and well-balanced accommodation, ideal for modern living.

The property features a refitted kitchen finished to a high standard, while the lounge/diner providing an inviting area for relaxing, with doors opening directly onto the rear garden. Downstairs also benefits from a cloakroom.

The bedroom accommodation is arranged over two upper floors, offering flexibility and privacy. The principal bedroom occupies its own floor and benefits from a dressing area and en-suite shower room, creating a superb private retreat. The remaining bedrooms are well proportioned with sharing family bathroom and ideal for family members, guests or home working.

Externally, the property enjoys a large sunny patio which has sun whole day, and small lawn area, along with a driveway to the side providing off-road parking.

Fitted with a modern solar panel system for lower energy bills and improved sustainability. A high capacity house battery is also available to purchase separately, offering buyers the chance to maximise energy cost savings.

Situated in the highly desirable area of Roade and ideally located within easy access of local amenities and excellent road links.

Entrance Hall

Door to front elevation. Fuse board. Stairs rising to first floor landing. Further doors leading to the lounge/diner, kitchen and cloakroom.

Cloakroom

UPVC double glazed window to the side elevation. White suite comprising wc and wash hand basin with tiling to splashback areas.

Lounge/ Diner

French doors to the rear garden. Wooden flooring. Two radiators. TV point.

Kitchen

Fitted with a range of wall and base level units. Sink and drainer set beneath the work surface with tiling to splashback areas. Integrated appliances comprising combi oven and microwave. Induction hob with a cooker hood over. Space for washing machine. Boiler. Double glazed window to the front elevation.

First Floor Landing

Double glazed window to the front elevation. Stairs rising from entrance hall and further stairs to second floor landing. Doors leading of to two bedrooms and family bathroom.

Bedroom Two

Double glazed window to the rear elevation. Radiator.

Bedroom Three

Double glazed window to the front elevation.
Radiator.

Family Bathroom

White suite comprising bath with shower over, wc and wash hand basin with tiling to splash back areas. Radiator. Extractor fan.

Second Floor Landing

Stairs rising from first floor landing. Double glazed window to the side elevation and door leading to main bedroom.

Main Bedroom

Four velux windows to the rear elevation. Radiator. Storage cupboard with double width hanging. Fitted blinds. Open to dressing area and door connecting to en-suite.

En-Suite

Three piece suite comprising shower cubicle, wc and wash hand basin with tiling to splash back areas. Radiator. Extractor fan. Storage cupboard. Two double glazed velux windows to the front elevation.

Outside

Front Garden

Path leading to front door. Driveway providing off road parking space for two vehicles. Retaining hedges. Electric vehicle charging point. Gated access to the rear garden.

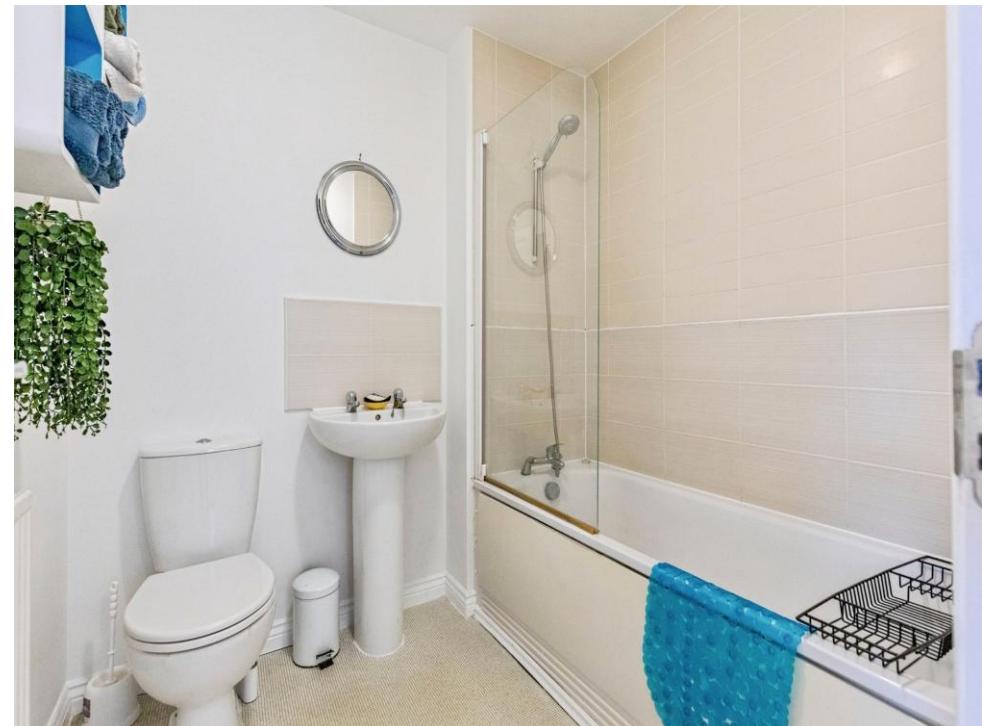
Rear Garden

South-facing rear garden. Patio which is ideal for entertaining and relaxation. Apple tree. Shed. Timber retaining fencing. Gated access to the front of the property.

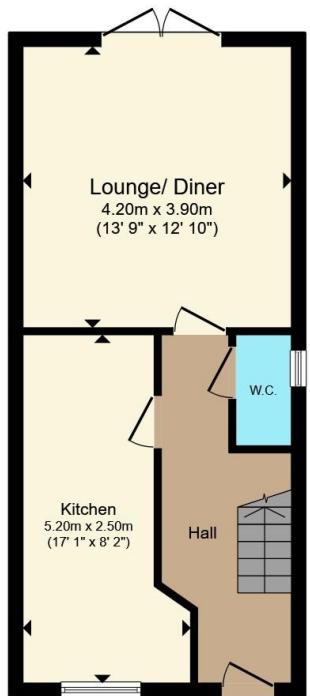
Agents Note

Solar panels are fitted at the property, please ask for further details.

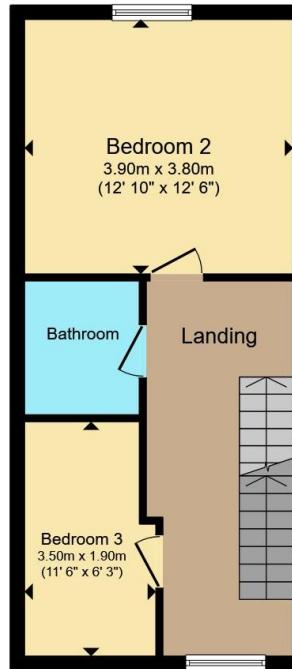




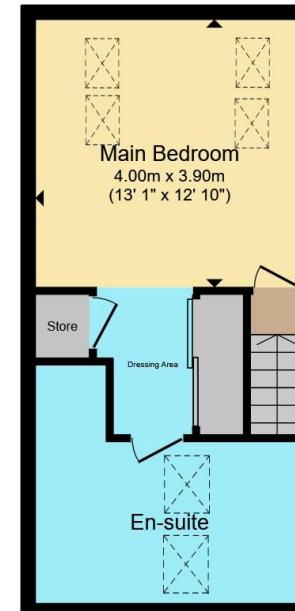




Ground Floor



First Floor



Second Floor

Total floor area 110.9 m² (1,193 sq.ft.) approx

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.propertybox.io

Connells

To view this property please contact Connells on

T 01604 706644
E woottonfields@connells.co.uk

11 Tudor Court Wootton Hope Drive Wootton
 NORTHAMPTON NN4 6FF

EPC Rating: B Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/WFL408476



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WFL408476 - 0004