# Quarry View

Roade, Northamptonshire

oriordanbond
SALES & LETTINGS

# Quarry View

Roade
NN7 2QJ

Offers Over
£350,000

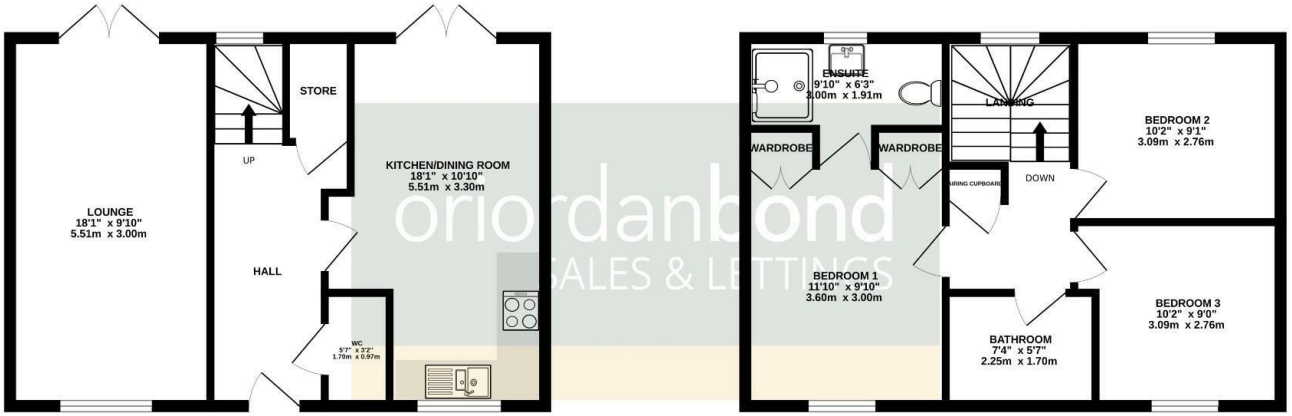
**O'Riordan Bond is pleased to present this well appointed three bedroom detached family home finished to a high standard throughout. The property is situated in the desirable village of Roade which offers a range of local amenities including a primary school, independent shops and a village pub. The property also benefits from excellent transport links with the A508 and M1 within easy reach.**

Positioned at the end of a quiet cul-de-sac, the accommodation comprises entrance hall, cloakroom/WC, spacious sitting room with French doors to the rear garden and a modern kitchen/dining room with French doors providing access to the rear garden. To the first floor are three good size bedrooms and a family bathroom with the master bedroom benefitting from an en-suite shower room which has been recently renovated. Outside is a front garden and off road parking for two vehicles to the side leading to a single garage allowing access for storage/utility space. To the rear is a private enclosed garden. Further benefits include gas radiator heating and double glazing. (A/952/M)

- Three bedroom detached home
- Re-fitted en-suite to master bedroom
- Modern kitchen/dining room
- Gas radiator heating
- Private enclosed rear garden
- Off road parking and garage

GROUND FLOOR
476 sq.ft. (44.2 sq.m.) approx.

1ST FLOOR
476 sq.ft. (44.2 sq.m.) approx.




TOTAL FLOOR AREA : 952 sq.ft. (88.4 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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## Additional information

- Council Tax Band: D
- Energy Efficiency Rating: B

## Viewing
Viewing strictly by appointment – details below

## Disclaimer
O'Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

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