

**32 Walkers Way  
Roade  
NORTHAMPTON  
NN7 2GB**

**Offers In Excess Of**



rated content



- **FOUR BEDROOMS**
- **EN SUITE TO MASTER**
- **OFF ROAD PARKING FOR TWO CARS**
- **GARDENS**
- **NO CHAIN**

- **THREE-STORY TOWN HOUSE**
- **CLOAKROOM**
- **KITCHEN/BREAKFAST ROOM**
- **VILLAGE LOCATION**
- **ENERGY EFFICIENCY RATING: C**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

A modern four bedroom three storey town house situated in the sought after south Northamptonshire village of Roade.

The accommodation comprises entrance hall, cloakroom, lounge and kitchen/breakfast room on the ground floor. Two bedrooms and family bathroom to the first floor and master bedroom with en suite and further double bedroom to the second floor.

The property also benefits uPVC double glazing, gas radiator heating, off road parking for two cars and gardens to rear with outside bar. No Chain.

## **Ground Floor**

### **Entrance Hall**

Stairs to first floor flooring, tiled flooring, radiator, doors to:

### **Cloakroom**

Suite comprising low level w.c, hand wash basin, radiator, tiled flooring and splash backs.

### **Lounge**

13'6" x 12'10" (4.13 x 3.92)

Radiator, TV point, uPVC double glazed French door to rear.

### **Kitchen/Breakfast Room**

16'9" x 7'10" (5.13 x 2.40)

Modern fitted kitchen comprising sink unit with base cupboards below, a range of floor standing cupboards with worktops above, eye level cupboards, fitted gas hob with extractor fan above, electric oven, built in fridge/freezer, dishwasher, radiator, breakfast bar, uPVC double glazed window to front.

## **First Floor**

### **First Floor Landing**

Radiator, stairs leading to second floor landing, uPVC double glazed window to front, doors to:

### **Bedroom Two**

12'11" x 12'8" (3.96 x 3.87)

Radiator, fitted wardrobes, uPVC double glazed window to rear.

### **Bedroom Four**

11'0" x 6'3" (3.37 x 1.91)

Radiator, uPVC double glazed window to front.

### **Bathroom**

Suite comprising bath unit with shower unit above, hand wash basin, low level w.c, tiled splash areas, heated towel rail.

## **Second Floor**

### **Second Floor Landing**

Doors to:

### **Bedroom One**

15'4" x 12'11" (4.68 x 3.96)

Radiator, uPVC double glazed window to rear, door to:

**Bedroom Three**

11'8" x 9'3" (3.57 x 2.83)

Radiator, built in storage cupboard, uPVC double glazed window to front.

**En Suite Shower Room**

Suite comprising shower cubicle with shower unit above, hand wash basin, low level w.c, tiled splash areas, heated towel rail.

**Externally****Front Garden**

Small area laid with gravel, paved pathway to front door, tarmac off road parking to the front.

**Rear Garden**

Paved patio leading to gravel area, wooden decked patio with Pergola and outside bar, rear gated access.

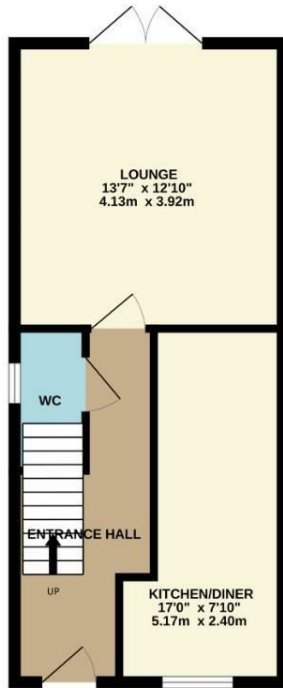
**Agents Notes**

Council Tax band : D

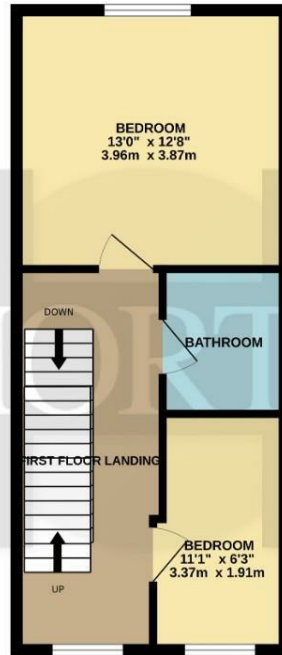
Maintenance Charge £70 (6 months)



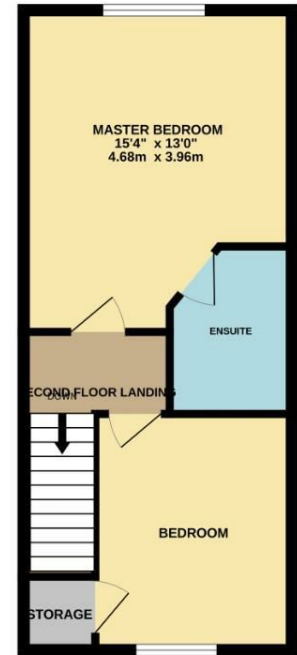
GROUND FLOOR



1ST FLOOR



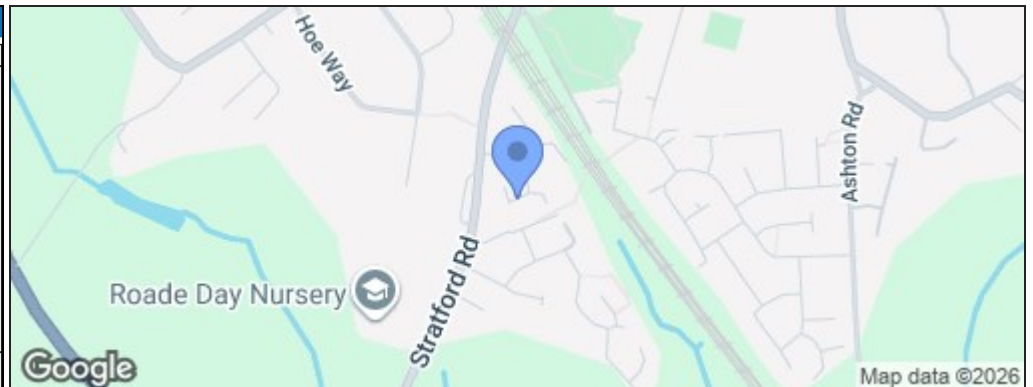
2ND FLOOR



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	89
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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 firm's employment has the authority to make or give any representation or warranty in respect of the property.