

**33 Priory Crescent
Roade
NORTHAMPTON
NN7 2NF**

£269,995



- SEMI DETACHED BUNGALOW
- MASTER WITH EN SUITE
- UPVC DOUBLE GLAZING
- OFF ROAD PARKING
- VILLAGE LOCATION

- THREE BEDROOMS
- CONSERVATORY
- GAS TO RADIATOR HEATING
- GARAGE
- ENERGY EFFICIENCY RATING: D

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PERSONAL • PROFESSIONAL • PROACTIVE

Nestled in the charming village of Roade, this modern semi-detached bungalow on Priory Crescent offers a delightful blend of comfort and convenience. With three bedrooms, including a master suite with an en suite bathroom, this property is perfect for families or those seeking a peaceful retreat.

The bungalow boasts two inviting reception rooms, providing ample space for relaxation and entertaining. The addition of a conservatory allows for an abundance of natural light, creating a warm and welcoming atmosphere throughout the home. The modern design ensures that the property is both stylish and functional, catering to the needs of contemporary living.

For those who value practicality, the property includes a garage and parking space for several vehicles, making it easy to come and go as you please. The village location offers a sense of community while still being within easy reach of local amenities and transport links.

This bungalow is an excellent opportunity for anyone looking to enjoy the tranquillity of village life without compromising on modern comforts. Whether you are a first-time buyer, a growing family, or looking to downsize, this property is sure to impress. Don't miss the chance to make this lovely bungalow your new home.

Entrance Hall

Radiator, spiral staircase to first floor, doors to:

Lounge

14'11" x 12'0" (4.55 x 3.68)

Coving to ceiling, radiator, laminate flooring, archway to:

Conservatory

10'9" x 10'4" (3.30 x 3.17)

UPVC construction with UPVC double glazed windows to three sides, UPVC French door to rear, radiator, laminate flooring.

Kitchen

8'2" x 7'3" (2.49 x 2.21)

Comprising sink unit with cupboards under, a range of floor standing cupboards with worktops above, tiling above worktops, eye level cupboards, plumbing for washing machine, cooker point, UPVC double glazed windows to side and rear.

Bedroom Two

8'10" x 8'9" (2.71 x 2.68)

Radiator, UPVC double glazed window to front.

Bedroom Three

8'8" x 8'8" (2.66 x 2.65)

Radiator, UPVC double glazed window to front.

Bathroom

Suite comprises bath unit with shower unit above, pedestal hand wash basin, low level w.c, single panelled radiator, tiled splashbacks, UPVC double glazed window side.

First Floor

Bedroom One

17'10" x 13'0" (5.44 x 3.98)

Radiator, eave storage, two double glazed Velux windows to front, door to:

En Suite Bathroom

Suite comprising bath unit, hand wash basin, low level w.c, tiled splash backs, uPVC Double glazed window to side.

Front Garden

Mainly laid with gravel, concrete driveway with off road parking.

Garage

Single garage with power and lighting connected, up and over doors.

Rear Garden

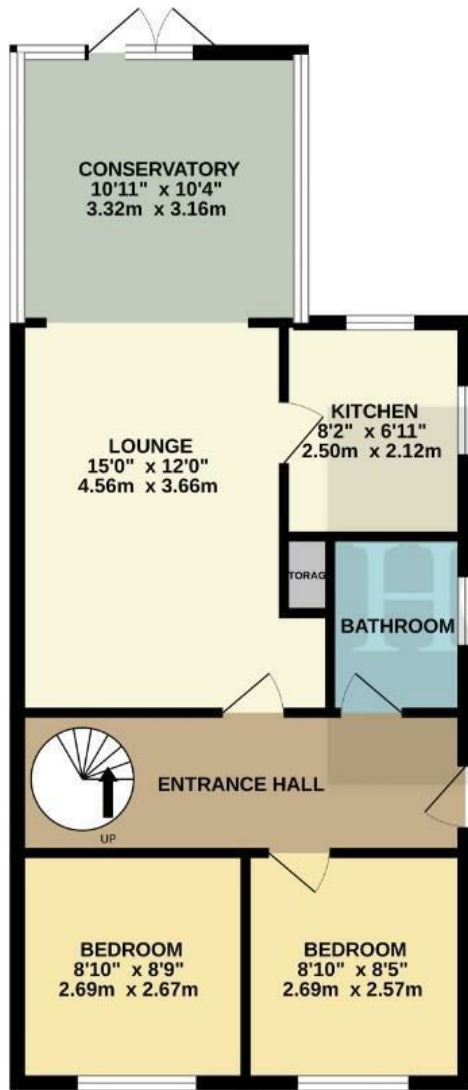
Paved patio area leading to area laid with artificial grass, side access.

Agents Notes

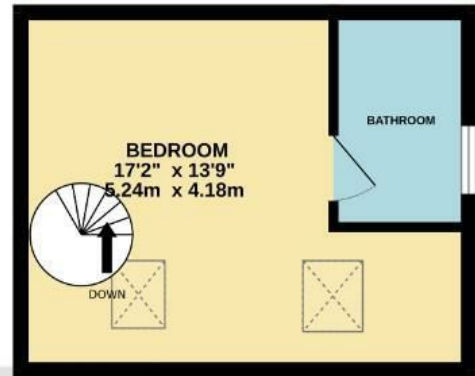
Council Tax Band: B



GROUND FLOOR
614 sq.ft. (57.1 sq.m.) approx.



1ST FLOOR
236 sq.ft. (21.9 sq.m.) approx.

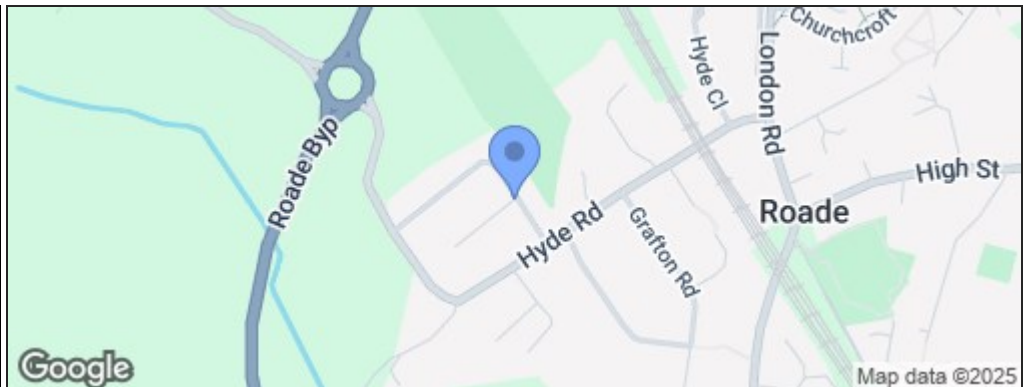


TOTAL FLOOR AREA: 850 sq.ft. (79.0 sq.m.) approx.

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		
(81-91) B		
(69-80) C		
(55-68) D	65	76
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.