

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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PERSONAL • PROFESSIONAL • PROACTIVE

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.

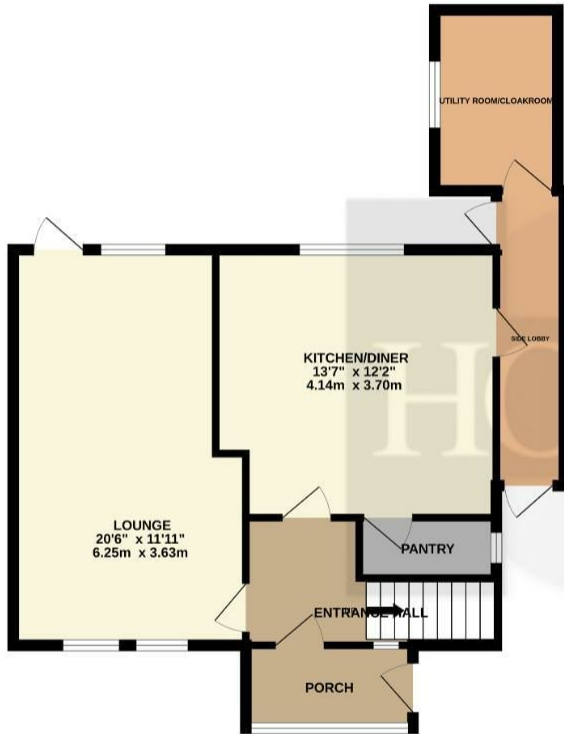
Agents Notes

Council Tax Band: C

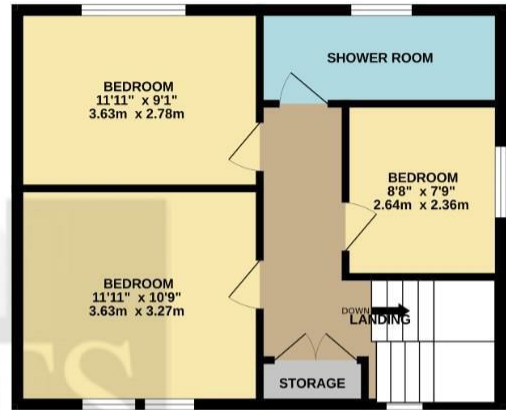




GROUND FLOOR

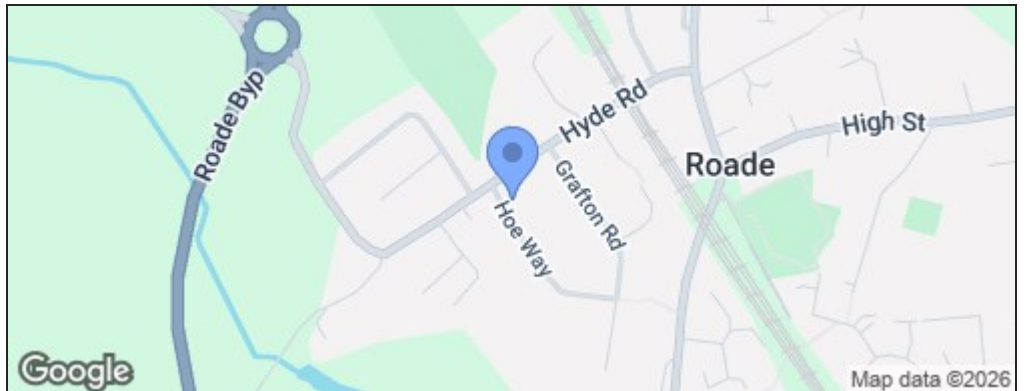


1ST FLOOR



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) A		
(81-91) B		88
(69-80) C	74	
(55-68) D		
(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.