



59 Roche Way, Wellingborough  
Northamptonshire NN8 5YE

£257,000 Freehold

A tastefully presented three bedroom semi-detached chalet-style house with a south-easterly facing rear garden, driveway and single garage. The property is conveniently located in a small cul de sac within a sought-after residential area around a mile to the north of Wellingborough town centre.

The accommodation includes a hallway, spacious lounge/dining room with fitted wood burner, refitted kitchen with oak worktops and Bosch oven/hob, landing, three sensible sized bedrooms (bedroom three is currently fitted as a dressing room) and a refitted bathroom.

The property is available with no chain and so would suit a buyer wanting to move ahead with confidence. Viewing is highly recommended.

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### **The Accommodation comprises:**

(Please note that all sizes are approximate only).

#### **Entrance Hall**

UPVC double glazed front door with UPVC double glazed side panel. Radiator, ceiling coving, stairs to 1st floor landing, central heating thermostat and doorways giving access to kitchen and lounge/dining room.

#### **Lounge/Dining Room**

**20'7" x 12'2" max 9'0" min (6.27m x 3.71m max 2.74m min)**

Wood burner, radiator, UPVC double glazed window to the rear and double glazed patio door to the rear garden.

#### **Kitchen**

**17'6" x 9'2" max (5.33m x 2.79m max)**

Updated by the seller in recent years to now include oak worktops, 1.5 bowl ceramic sink and a range of both wall and base storage cupboards. Bosch ceramic hob, Bosch electric oven and AEG filter hood. Ceiling coving, vertical radiator, plumbing for washing machine, ceiling coving, Vaillant gas central heating boiler, UPVC double glazed windows to the front and side and UPVC double glazed door to the side.

#### **First Floor Landing**

Natural wood floor, loft access (loft ladder, loose laid part boarding and light) and airing cupboard (batten shelving and airing radiator). Doors off to:

#### **Bedroom 1**

**12'3" x 10'10" (3.73m x 3.30m)**

Radiator and UPVC double glazed window to the front.

#### **Bedroom 2**

**10'10" x 9'0" (3.30m x 2.74m)**

Radiator, ceiling coving and UPVC double glazed window to the rear.

#### **Bedroom 3**

**12'3" x 6'6" (3.73m x 1.98m)**

Currently fitted and used as a dressing room with fitted wardrobes, storage drawers and wall cupboard. Dado panelling, radiator, natural wood floor and UPVC double glazed window to the front.

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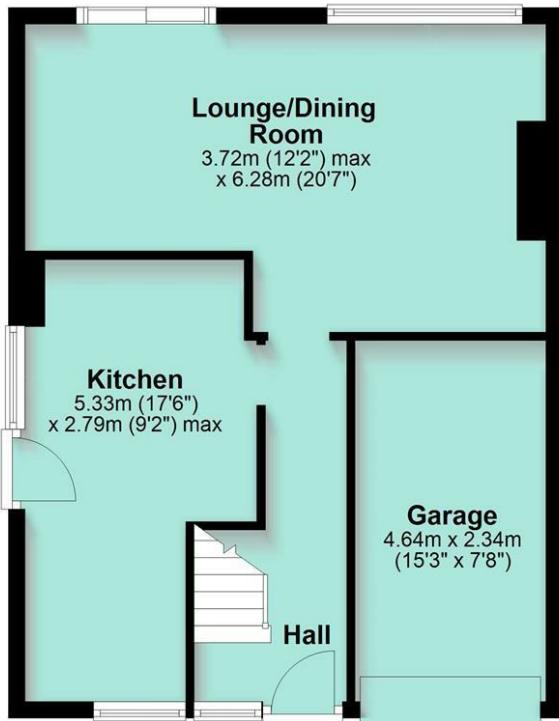
Any floor plans shown are for illustrative purposes only and are intended only as a general guide as to the layout of the property. Whilst every effort has been made to ensure the accuracy, measurements of doors, windows, rooms and other items are approximate only and no responsibility is taken for any error, omission, or mis-statement.

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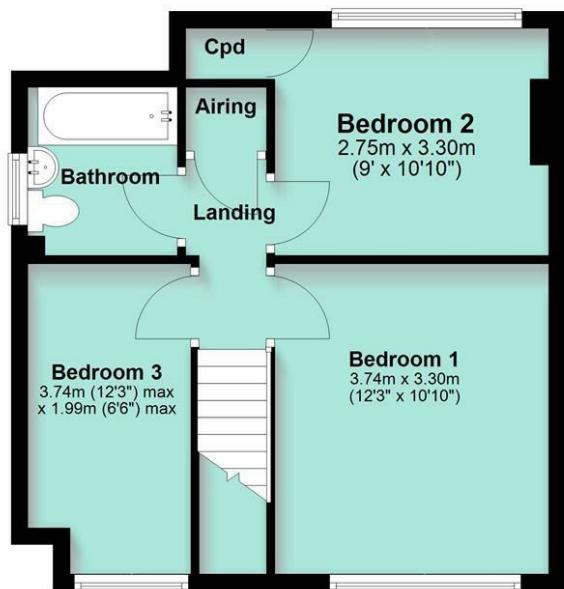




## Ground Floor



## First Floor



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Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	