32 Walkers Way
Roade
NORTHAMPTON
NN7 2GB

Offers In Excess Of

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

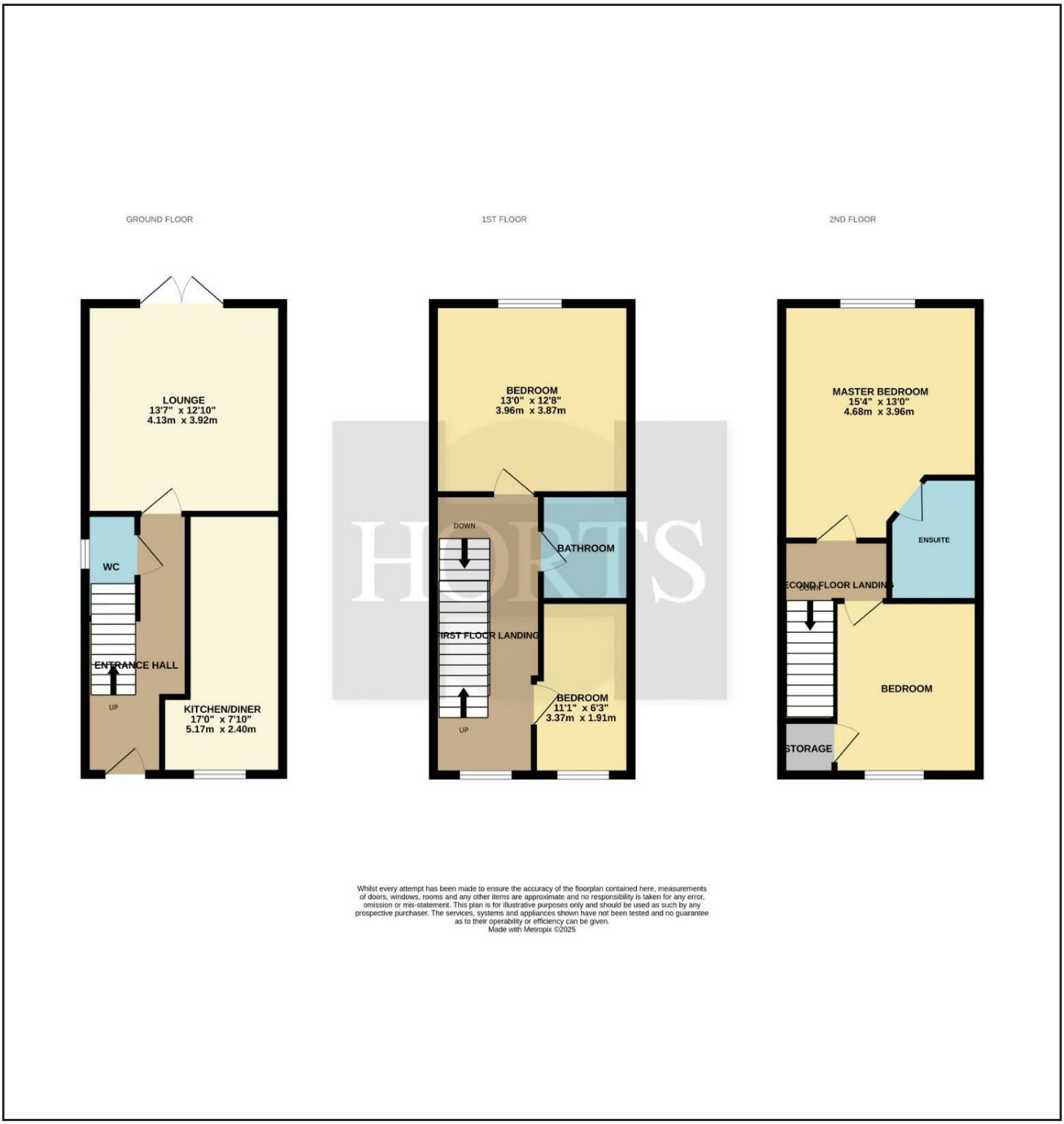
Externally

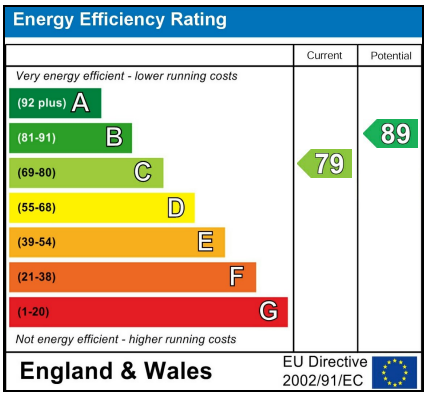
Front Garden
Small area laid with gravel, paved pathway to front door, tarmac off road parking to the front.

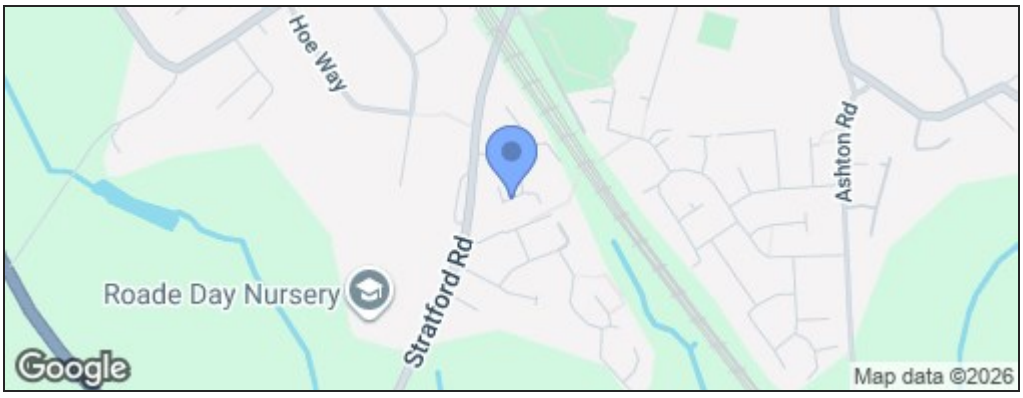
Rear Garden
Paved patio leading to gravel area, wooden decked patio with Pergola and outside bar, rear gated access.

Agents Notes
Council Tax band : D

Maintenance Charge £70 (6 months)







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 firms employment has the authority to make or give any representation or warranty in respect of the property.