

**34 Abbots Way  
Roade  
NORTHAMPTON  
NN7 2LY**

**£425,000**



- **FOUR BEDROOM**
- **OPEN PLAN KITCHEN/DINING/FAMILY ROOM**
- **UTILITY ROOM**
- **LARGE GARDENS**
- **WELL PRESENTED**

- **EXTENDED SEMI DETACHED**
- **TWO RECEPTION ROOMS**
- **GARAGE**
- **VILLAGE LOCATION**
- **ENERGY EFFICIENCY RATING: TBC**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

Nestled in the charming village of Roade, Northampton, this beautifully presented semi-detached house on Abbots Way offers a delightful blend of space and comfort. With its older character, the property boasts an inviting atmosphere that is perfect for family living.

The house features two reception rooms, providing ample space for relaxation and entertaining guests. The well-appointed kitchen/dining/family room is ideal for culinary enthusiasts, while the four generously sized bedrooms ensure that everyone has their own private retreat. The two bathrooms add convenience for busy mornings and family life.

One of the standout features of this property is the extensive parking available for up to five vehicles, making it perfect for families with multiple cars or for hosting visitors. The large gardens surrounding the home offer a wonderful outdoor space for children to play, gardening enthusiasts to thrive, or simply for enjoying the fresh air in a tranquil setting.

This extended home is not only well-presented but also situated in a peaceful village location, providing a sense of community while still being within easy reach of local amenities. Whether you are looking for a family home or a peaceful retreat, this property on Abbots Way is sure to impress. Don't miss the opportunity to make this charming house your new home.

## **Ground Floor**

### **Entrance Hall**

Tiled flooring, radiator, stairs rising to first floor landing, UPVC double glazed window to rear, doors to:

### **Lounge**

12'3" x 11'6" (3.75 x 3.52)

Radiator, tiled flooring, Jack and Jill log burner, two UPVC double glazed windows to front.

### **Dining Room**

11'6" x 10'9" (3.53 x 3.29)

Tiled flooring, radiator, Jack and Jill log burner, two UPVC double glazed windows to front.

### **Kitchen/Dining/Family Room**

18'11" x 16'8" max (5.77 x 5.10 max)

L shaped, extended kitchen/dining/family room comprising tiled flooring, two UPVC double glazed velux windows to rear, radiators, built in storage cupboard, UPVC double glazed window to rear, UPVC double glazed French doors out to rear.

### **Kitchen**

Modern refitted kitchen comprising sink unit with base cupboards below, a range of floor standing cupboards with work tops above, eye level cupboards, tall larder units, large central island with cupboards below, breakfast bar area, gas hob with extractor fan above, electric oven, plumbing for dishwasher, space for fridge/freezer.

### **Shower Room**

Suite comprising large shower cubicle with shower unit above, hand wash basin, low level WC, heated towel rail, tiled splash areas, UPVC double glazed window to side.

**Utility Room**

10'0" x 6'9" (3.05 x 2.07)

Comprising sink unit with base cupboards below, a range of floor standing cupboards with work tops above, eye level cupboards, tall larder cupboard, tiled flooring, plumbing for washing machine, radiator, UPVC double glazed door to rear.

**First Floor****Landing**

Access to loft, three large storage cupboards, UPVC double glazed window to rear, doors to:

**Bedroom One**

12'2" x 11'0" (3.71 x 3.37)

Radiator, two built in wardrobes, UPVC double glazed window to front.

**Bedroom Two**

10'9" x 11'5" (3.30 x 3.49)

Two built in wardrobes, radiator, UPVC double glazed window to front.

**Bedroom Three**

14'3" x 8'2" (4.36 x 2.51)

Laminate flooring, wardrobe, UPVC double glazed window to front.

**Bedroom Four**

11'2" x 9'4" (3.41 x 2.87)

Radiator, laminate flooring, built in wardrobe, UPVC double glazed window to rear.

**Externally****Front Garden**

Mainly laid with gravel, off road parking for several cars, gated side access, flower and shrub borders.

**Rear Garden**

Large rear garden, paved patio area, flower and shrub borders, mature plants and trees, area laid to lawn, access to side garden.

**Garage**

Integral garage, up and over door, power and light connected, door into property.

**Agents Notes**

Council Tax Band: B







GROUND FLOOR  
958 sq.ft. (89.0 sq.m.) approx.



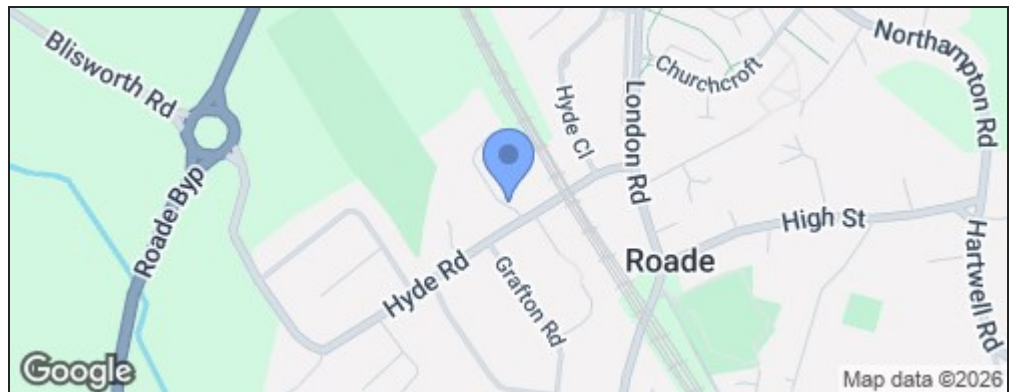
1ST FLOOR  
709 sq.ft. (65.9 sq.m.) approx.



TOTAL FLOOR AREA : 1667 sq.ft. (154.9 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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (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 |           |



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