8 Hoe Way
Roade
NORTHAMPTON
NN7 2NG

£310,000

- THREE BEDROOMS
- VILLAGE LOCATION
- KITCHEN/BREAKFAST ROOM
- NEW ROOF
- CLOAKROOM AND UTILITY ROOM
- SEMI DETACHED
- NEW UPVC DOUBLE GLAZING
- HOME OFFICE
- LARGE GARDENS
- ENERGY EFFICIENCY RATING: D

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A beautifully presented three-bedroom semi-detached home in a highly desirable village location, offering generous space both inside and out.
This attractive property is in excellent decorative order throughout and benefits from a new roof and recently installed windows, providing peace of mind and long-term efficiency for the next owner.
The accommodation is well laid out and includes a welcoming lounge, a spacious kitchen/breakfast room, a separate home office, and practical additional storage barn, ideal for hobbies, workshops, or further potential (subject to relevant consents).
Outside, the home boasts a large rear garden, perfect for families, entertaining, or keen gardeners, along with off-road parking for two vehicles to the front.
Set within a thriving village community, the property enjoys excellent local amenities and superb connectivity, with easy access to Milton Keynes and Northampton train station, making it ideal for commuters and families alike.
This is a superb opportunity to acquire a well-maintained, versatile home in a sought-after village setting.

Ground Floor

Entrance Hall
9'2" x 9'7" (2.81 x 2.93)
Vinyl flooring, radiator, stairs rising to first floor, understairs storage, door to:

Lounge
14'11" x 14'1" into bay (4.56 x 4.30 into bay)
Radiator, UPVC double glazed bay window to front.

Inner Hall
Radiator, vinyl flooring, doors to:

Cloakroom
Vinyl flooring, suite comprising low level WC, hand wash basin, UPVC double glazed window to side.

Utility Room
Comprising sink unit with work tops, plumbing for washing machine, wall mounted gas fired boiler, vinyl flooring, UPVC double glazed window to side.

Kitchen/Breakfast Room
15'1" x 6'11" (4.60 x 2.12)
Modern fitted kitchen comprising sink unit with base cupboards below, a range of floor standing cupboards with work tops above, eye level cupboards, built in gas hob with extractor fan above, electric double oven, plumbing for dishwasher, built in fridge/freezer, vinyl flooring, radiator, UPVC double glazed window to rear.

Rear Lobby
12'11" x 4'3" (3.96 x 1.30)
Radiator, vinyl flooring, UPVC double glazed door from front, UPVC double glazed door to rear garden.

Home Office/Workshop
9'3" x 7'6" (2.84 x 2.30)
Radiator, UPVC double glazed window to rear.

Pantry
Large pantry area, vinyl flooring, power and light connected, can be used as work shop.

First Floor

Landing
Access to loft, radiator, UPVC double glazed window to side.

Bedroom One
15'0" x 9'4" (4.59 x 2.87)
Built in wardrobes, radiator, UPVC double glazed window to front.

Bedroom Two
12'10" x 9'5" (3.93 x 2.89)
Two built in wardrobes, radiator, UPVC double glazed window to rear.

Bedroom Three
9'4" x 9'2" (2.86 x 2.81)
Radiator, built in storage cupboard, radiator, UPVC double glazed window to rear.

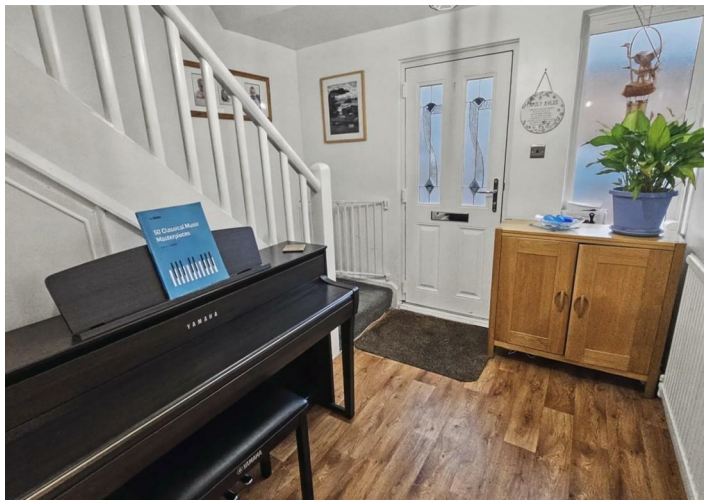
Bathroom
Suite comprising bath unit with shower mixer tap over, low level WC, hand wash basin, radiator, tiled splash areas, UPVC double glazed window to rear.

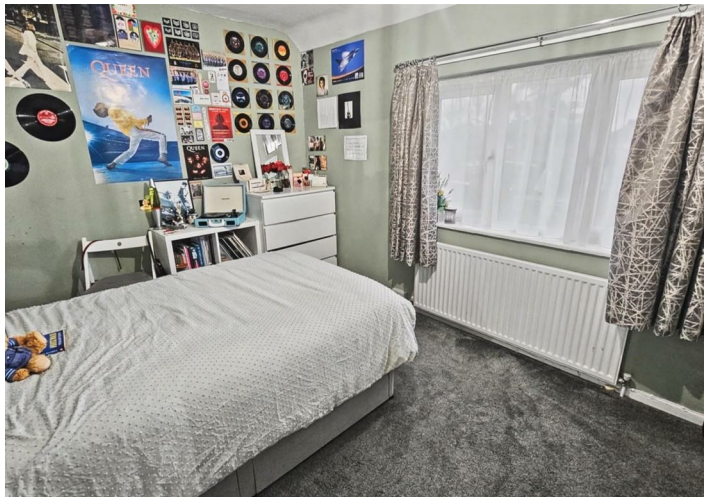
Externally

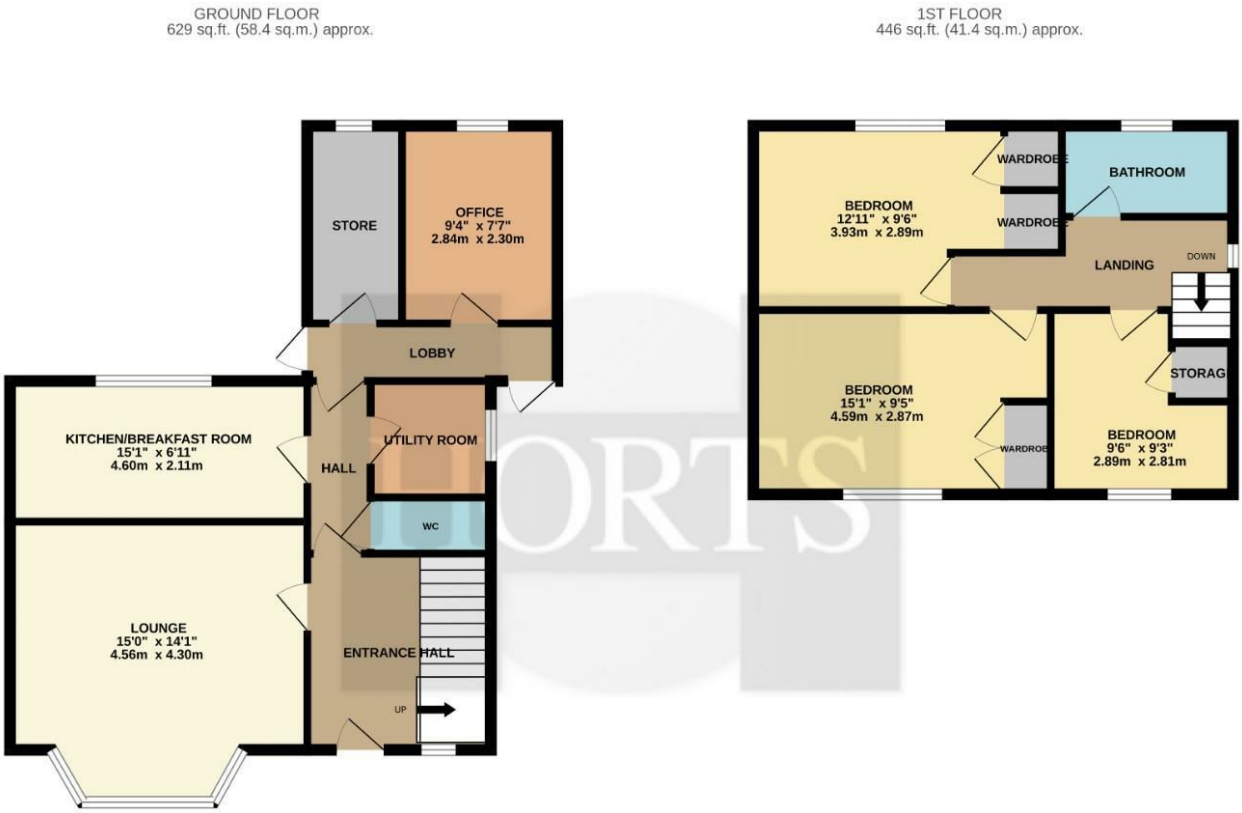
Front Garden
Mainly laid with gravel with off road parking for two cars, pathway leading to front door and rear lobby door.

Rear Garden
Paved patio area leading to lawn, large gravel patio area, mature plants and trees, secondary patio area, timber shed, enclosed by timber fencing.

Agents Notes
Council Tax Band: B


50 Classical Music Masterpieces


QUEEN



TOTAL FLOOR AREA : 1074 sq.ft. (99.8 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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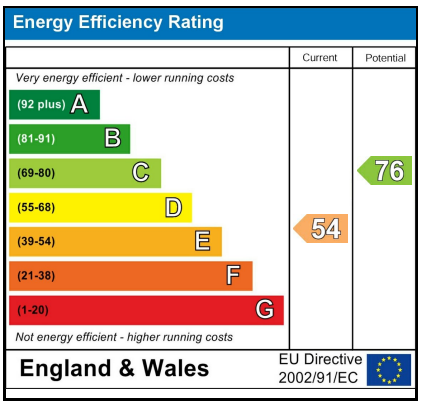

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