

**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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**PERSONAL • PROFESSIONAL • PROACTIVE**

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

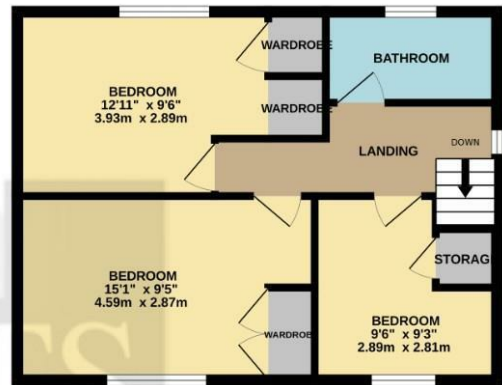




GROUND FLOOR  
629 sq.ft. (58.4 sq.m.) approx.



1ST FLOOR  
446 sq.ft. (41.4 sq.m.) approx.



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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| 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>                            |                         | 76        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            | 54                      |           |
| (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 |           |



## 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.