22 Cripps Road
Roade
NORTHAMPTON
NN7 2LJ

Offers Over £600,000

- DETACHED
- GUEST BEDROOM WITH EN SUITE
- SEPARATE RECEPTION ROOMS
- GAS TO RADIATOR CENTRAL HEATING
- LARGE DOUBLE GARAGE
- MASTER BEDROOM WITH EN SUITE
- TWO FURTHER BEDROOOMS
- UPVC DOUBLE GLAZING
- OFF ROAD PARKING
- ENERGY EFFICIENCY RATING: B

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk

PERSONAL • PROFESSIONAL • PROACTIVE

A modern, large four bedroom detached executive property, situated in the sought after village of Roade. The property has easy access to Junction 15 of the M1.

The accommodation comprises in brief: entrance hall, cloakroom, lounge, dining room, large kitchen/breakfast/family room, utility room, master bedroom with en suite shower room, guest second bedroom with en suite shower room, two further double bedrooms and family bathroom.

Additional benefits include UPVC double glazing, gas to radiator central heating, large driveway for off road parking for several cars and a large double garage.

Roade is located between Northampton and Milton Keynes with numerous amenities available, including primary and secondary schools.

Ground Floor

Entrance Hall
Vinyl flooring, stairs rising to first floor landing, under stairs storage cupboard, radiator, doors to:

Cloakroom
Suite comprising low level WC, hand wash basin, vinyl flooring, heated towel rail, UPVC double glazed window to rear.

Lounge
21'8" x 11'1" (6.61 x 3.39)
Radiator, UPVC double glazed window to front, UPVC double glazed window and French doors to rear.

Dining Room
11'4" x 10'6" (3.47 x 3.22)
Radiator, UPVC double glazed window to front.

Kitchen/Breakfast/Family Room
23'5" x 15'1" (7.16 x 4.61)
Modern fitted kitchen comprising sink unit with base cupboards below, a range of floor standing cupboards with worktops above, eye level cupboards, tall larder units, fitted fridge/freezer and dishwasher, fitted gas hob with extractor fan above, electric oven, vinyl flooring, central island breakfast bar, UPVC double glazed windows to side and rear, UPVC double glazed French doors to garden, door to:

Utility Room
6'11" x 5'6" (2.11 x 1.68)
Comprising sink unit with base cupboards below, work surfaces, space and plumbing for washing machine, space for dryer, vinyl flooring, radiator, UPVC double glazed door to rear.

First Floor

Landing
Access to boarded loft with lighting via ladder, built in storage cupboard, doors to:

Bedroom One
14'6" x 12'5" (4.42 x 3.79)
Radiator, UPVC double glazed window to side, dressing area with two built in wardrobes, door to:

En Suite
Suite comprising double shower cubicle with shower unit above, hand wash basin low level WC, vinyl flooring, UPVC double glazed window to side.

Bedroom Two
10'8" x 11'7" (3.26 x 3.54)
Radiator, UPVC double glazed window to front, door to:

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

Bedroom Three
11'4" x 10'9" (3.47 x 3.30)
Radiator, UPVC double glazed window to front.

Bedroom Four
9'8" x 9'5" (2.95 x 2.89)
Radiator, UPVC double glazed window to rear.

Family Bathroom
Suite comprising low level WC, hand wash basin, bath unit, separate shower cubicle with shower unit above, tiled splash areas, heated towel rail, UPVC double glazed window to rear.

Externally

Front Garden
Surrounded by metal fencing, gated access, paved pathway to front door, gravel area, flower and shrub borders.

Garage
20'0" x 20'2" (6.11 x 6.15)
Double garage, two up and over doors, power and light connected, loft storage area, tarmac driveway providing off road parking for four cars.

Rear Garden
Paved patio area leading to lawn, flower and shrub borders, gravel area with outside bar and pergola, secondary block paved patio area to rear of garden, mature plants.

Agents Notes
Council Tax Band: F

Anti-Money Laundering Checks: In accordance with current Anti-Money Laundering Regulations, we are required to carry out identity and verification checks on all purchasers. A charge of £15.00 including VAT per purchaser is payable to cover the cost of these checks.

B

GROUND FLOOR
851 sq.ft. (79.1 sq.m.) approx.

1ST FLOOR
838 sq.ft. (77.8 sq.m.) approx.

TOTAL FLOOR AREA : 1689 sq.ft. (156.9 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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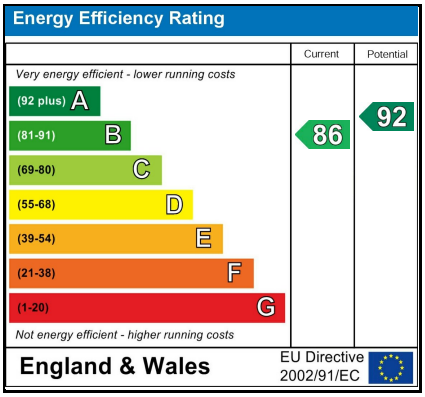

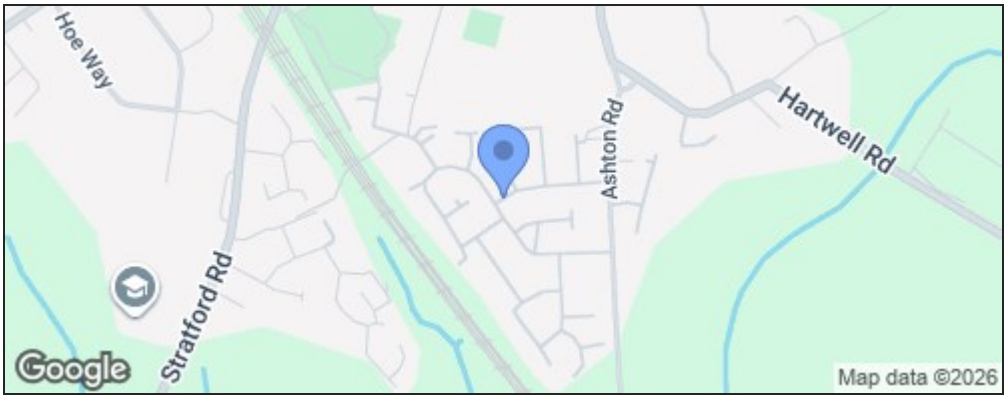

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must 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.