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# Hoe Way, Roade, NN7 2NG

£345,000 Semi-Detached

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**Platinum Trusted  
Service Award**

Based on service ratings  
over the past year

feefo

Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Northampton

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## Property Summary

LOVELY SEMI DETACHED HOME WITH ANNEX POTENTIAL.  
We are delighted to bring to market this spacious family house situated in the popular village of Roade, well served with every day amenities.

## Features & Utilities

- ✓ Popular Village Location
- ✓ Spacious Accommodation
- ✓ Double Glazing & Gas Central Heating
- ✓ Four Bedrooms
- ✓ Bathroom & Shower Room
- ✓ Driveway & Parking
- ✓ Attractive Gardens
- ✓ Highly Recommended

## Property Overview

LOVELY SEMI DETACHED HOME WITH ANNEX POTENTIAL. We are delighted to bring to market this spacious family house situated in the popular village of Roade, well served with every day amenities. The property has been much improved and would also suit those looking for annex potential as there is a large living/bedroom, wet room and utility accessible from the main hallway or from a separate access door in the side garden. The main accommodation comprising entrance hall leading to sitting room, separate dining room, refitted kitchen with walk in pantry, adjoining conservatory, first floor landing serving three further bedrooms and family bathroom. Outside is a generous front garden with driveway giving off road parking and an offset pull in giving space for trailer/boat etc. A side gate leads to an attractive, enclosed rear garden and side garden with space for shed and greenhouse, bin storage etc. This is a nicely kept home recommended for viewing. EPC Rating: D. Council Tax Band: B

### ENTRANCE HALL

Enter via composite door with double glazed fan light. Wood laminate flooring. Opening to: –

### ANNEXE/BEDROOM FOUR 17'6" x 9'7" (5.34m x 2.92m)

Double glazed window to front elevation. Double glazed door to garden. Two radiators. Wood flooring.

### UTILITY ROOM 8'11" x 4'8" (2.72m x 1.42m)

Double glazed window to side elevation. Worktop surface with space for two appliances under. Wall mounted gas fired boiler.

### WET ROOM 8'1" x 5'11" (2.46m x 1.80m)

Obscure double glazed window to rear elevation. Radiator. Soakaway in nonslip flooring. Wall mounted shower unit, wash hand basin and low level WC.

### INNER HALL

Double glazed window to rear elevation. Radiator. Stairs rising to first floor landing. Wood laminate flooring.

### LOUNGE 12'2" x 11'5" (3.70m x 3.48m)

Two double glazed windows to front elevation. Radiator. Chimneybreast and alcoves.

### **DINING ROOM 11'5" x 10'7" (3.48m x 3.23m)**

Two double glazed windows to front elevation. Radiator. Wood laminate flooring.

### **KITCHEN 15'5" Maximum x 8'4" (4.70m x 2.54m)**

Double glazed window and door to conservatory. Fitted with a range of base and wall mounted units with granite effect worktop surfaces incorporating single drainer sink unit with mixer tap over. Tiled splash back areas. Built in high level oven with top vent grill and electric hob with extractor over. Shelved pantry cupboard. Space for an upright fridge/freezer. Tiled flooring.

### **CONSERVATORY 20'5" x 7'5" (6.23m x 2.26m)**

Oak effect UPVC double glazed conservatory with double glazed windows and roof and French doors to the garden. Tiled flooring. Power points.

### **FIRST FLOOR LANDING**

Double glazed window to side elevation. Airing cupboard with radiator. Doors to: –

### **BEDROOM ONE 12'2" x 11'6" (3.70m x 3.51m)**

Double glazed window to front elevation. Radiator. Chimneybreast and alcoves.

### **BEDROOM TWO 11'5" x 10'7" (3.48m x 3.23m)**

Double glazed window to front elevation. Radiator. Access to loft space via pull down ladder.

### **BEDROOM THREE 9'4" x 8'5" (2.84m x 2.57m)**

Double glazed window to rear elevation. Radiator.

### **BATHROOM 8'3" x 5'5" (2.52m x 1.65m)**

Obscure double glazed window to rear elevation. Suite comprising low level WC, pedestal wash hand basin and panelled bath with electric shower over, telephone mixer taps and hair wash attachment. Tiled walls. Overstairs storage bulkhead with radiator over.

### **LOFT SPACE**

Boarded space with skylight window and radiator.

## OUTSIDE

### FRONT GARDEN

Loop-top picket style fencing. Paved and lawned frontage with inset shrubs. Concrete driveway providing off road parking. Side gate to garden. Further concrete pull in area, ideal for a trailer/boat etc.

### SIDE GARDEN

Concrete side garden ideal for a greenhouse, shed, bins etc. Courtesy door into annexe/bedroom four. Access to the rear garden.

### REAR GARDEN

Paved and lawned. Enclosed by wooden panelled fencing. Ornamental cherry tree. Water tap.

### MATERIAL INFORMATION

Electricity Supply – Mains Connected

Gas Supply – Mains Connected

Electricity/Gas Supplier – <https://www.ofgem.gov.uk/information-consumers/energy-advice-households/finding-your-energy-supplier-or-network-operator>

Water Supply – Mains Connected

Sewage Supply – Mains Connected

Broadband – <https://www.openreach.com/fibre-checker>

Mobile Coverage – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Solar PV Panels – No

EV Car Charge Point – No

Primary Heating Type – Gas Radiator

Parking – Off Road

Accessibility – Ask Agent

Right of Way – Ask Agent

Restrictions – Ask Agent

Flood Risk – <https://flood-map-forplanning.service.gov.uk/>

Property Construction – Ask Agent

Outstanding Building Work/Approvals – Ask Agent

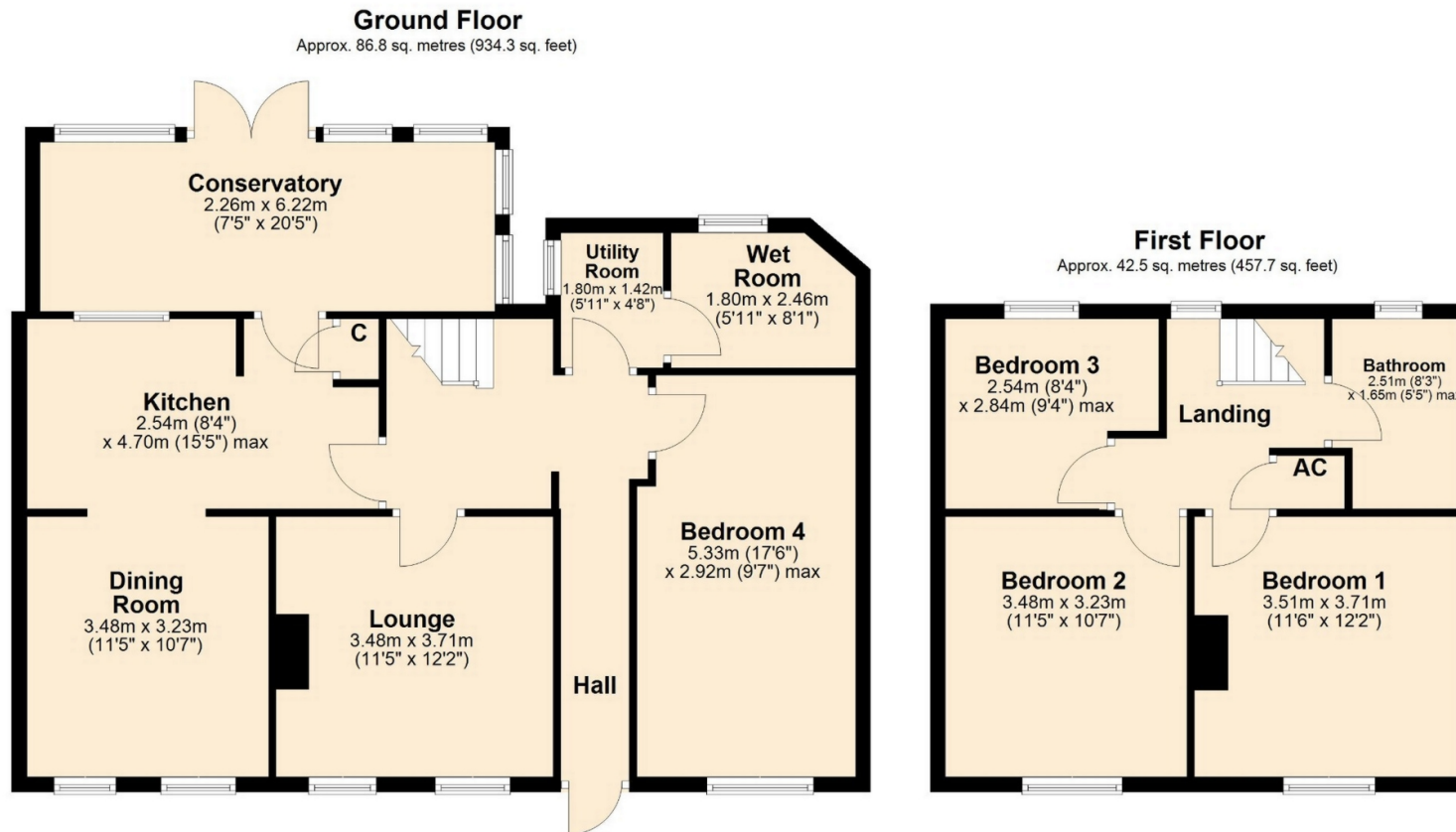
### DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).

### AGENTS NOTES

i Viewings by appointment only through Jackson Grundy ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same iii Photographs illustrate parts of the property as were apparent at the time they were taken iv Any areas, measurements, distances or illustrations are approximate for reference only v We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.

# Floorplan



Total area: approx. 129.3 sq. metres (1392.0 sq. feet)



# Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

[www.jacksongrundy.com](http://www.jacksongrundy.com)

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