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# Priory Crescent, Roade, NN7 2NF

£289,995 Bungalow

3 1 1



**Platinum Trusted  
Service Award**

Based on service ratings  
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Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Northampton

The Corner House, 1 St Giles Square, Northampton, NN1 1DA

Call Us 01604 633122

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## Property Summary

We are delighted to bring to market this spacious family house situated in the popular village of Roade, well served with everyday amenities.

## Features & Utilities

- ✓ Popular Village Location
- ✓ Spacious Accommodation
- ✓ Double Glazing & Gas Central Heating
- ✓ Three Bedrooms
- ✓ Modernised Interior
- ✓ Off Road Parking
- ✓ Southerly Facing Rear Garden
- ✓ Highly Recommended



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# Property Overview

LOVELY SEMI-DETACHED HOME. We are delighted to bring to market this spacious family house situated in the popular village of Roade, well served with everyday amenities. The property has been greatly improved with accommodation comprising welcoming entrance hall with doors leading to lounge/diner with fireplace, offset reception area ideal as a playroom or study, re-fitted kitchen, downstairs professionally fitted wet room, first floor landing, three bedrooms and a family bathroom. Outside is front garden driveway giving off road parking and a side gate to an attractive, enclosed rear garden enjoying a southerly aspect. A nicely kept home and recommended for a viewing. EPC Rating: D. Council Tax Band: C.

## ENTRANCE

Double glazed entrance door and side screen. Radiator. Stairs to first floor and cupboard under.

## WET ROOM 1.75m x 1.88m (5'9 x 6'2)

Obscure double glazed window to front elevation. Professionally fitted wet room with soakaway in floor. Wall mounted electric shower. Low level WC. Pedestal wash hand basin. Wall mounted electric heater. Radiator.

## KITCHEN 3.00m x 2.72m (9'10 x 8'11)

Double glazed door and window to side elevation. Refitted in cream front base and wall units with work surface over. Stainless steel sink unit with mixer tap. Built in induction hob, electric oven, Filterhood. Built in fridge freezer. Built in washing machine. Tiled floor and walls.

## LOUNGE/DINING ROOM 3.68m max x 6.30m (12'1 x 20'8)

Double glazed window to rear and side elevation. Radiator. Sliding doors open up onto patio. Chimney breast. Feature fireplace and gas fire. Alcoves.

## PLAY/STUDY ROOM 4.65m x 2.28m (15'3 7'6)

Double glazed window to front elevation. Radiator. Cupboards housing meters.

## FIRST FLOOR LANDING

Access to loft space. Deep airing cupboard housing hot water cylinder and immersion heater.

### **BEDROOM ONE 3.43m x 3.32m (11'3 x 10'11)**

Double glazed window to front elevation. Radiator.

### **BEDROOM TWO 2.65m x 3.41m (8'8 x 11'2)**

Double glazed window to rear elevation. Radiator. Built in wardrobe.

### **BEDROOM THREE 3.33m x 1.88m (10'11 x 6'2)**

Double glazed window to side elevation. Eaves access cupboard housing gas fired boiler. Radiator.

### **BATHROOM**

Obscure double glazed window to side elevation. Radiator. Panel bath with mixer tap and shower attachment. Pedestal wash hand basin. Low level WC. Tiled splash backs.

### **OUTSIDE**

#### **FRONT**

Concrete drive and path leading to front door. Laid to lawn with shrubs. Off road parking available. Side gate to garden.

#### **REAR**

Paved patio and lawned beyond. Enclose by hedging and fencing. Timber shed (12' x 10'). Water tap. Side access gate.

### **MATERIAL INFORMATION**

Electricity Supply – Mains

Gas Supply – Mains

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

Water Supply – Mains

Sewage Supply – Mains

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

Parking – Yes

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 – No

### DRAFT DETAILS

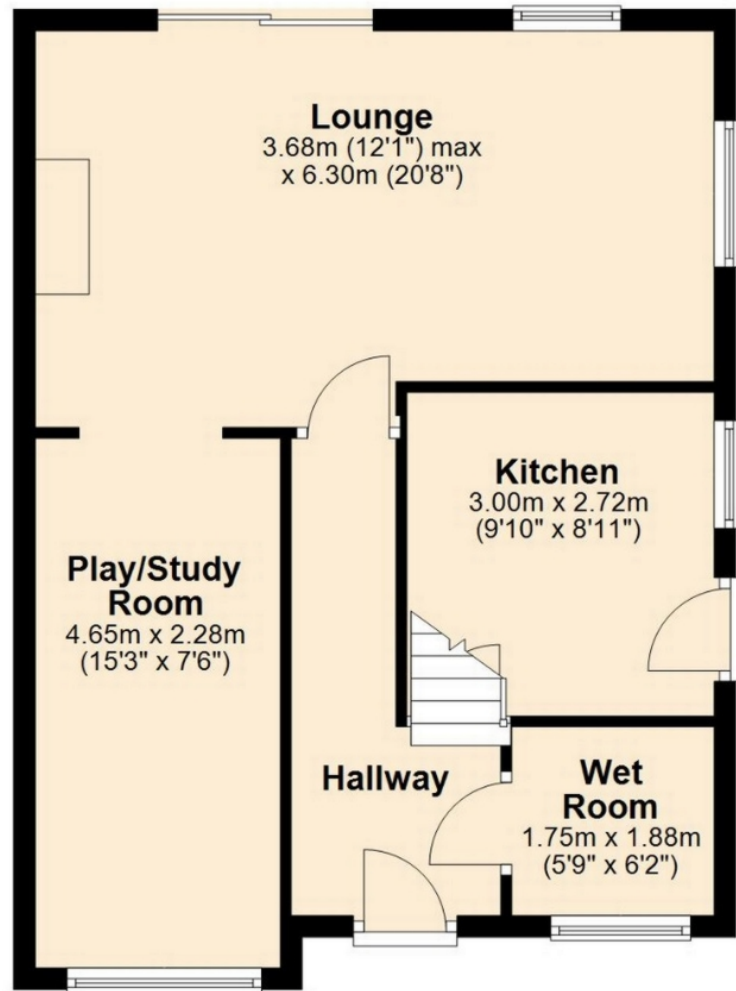
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### AGENTS NOTES

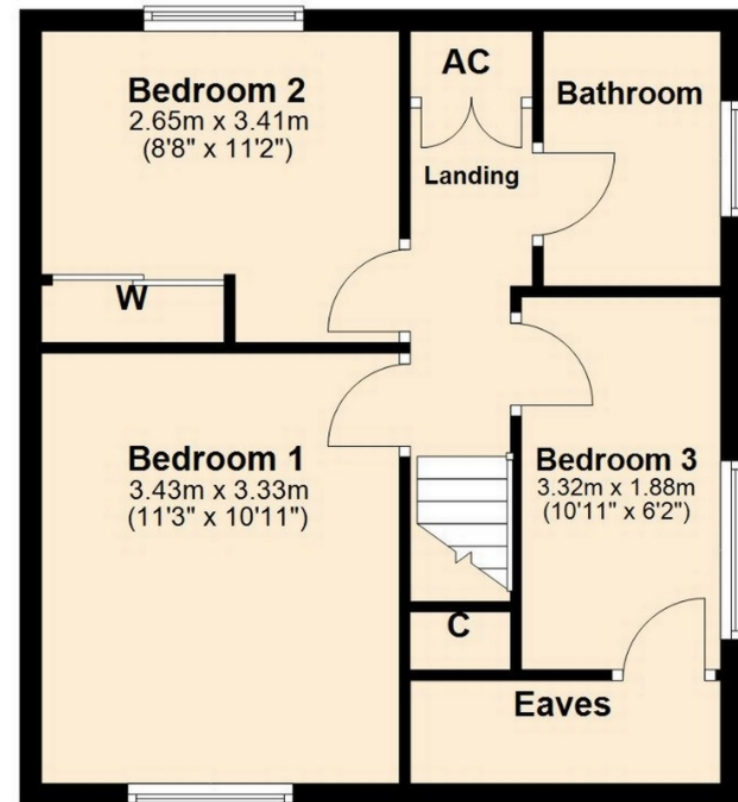
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# Floorplan

## Ground Floor



## First Floor





# 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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