



**Setters Way, Roade, NN7 2QQ**

**welcome to**

## **Setters Way, Roade**

A well presented three bedroom semi detached home offering modern living accommodation throughout. Featuring a contemporary kitchen, spacious living room with French doors to the garden, downstairs cloakroom, family bathroom, driveway parking and a private enclosed rear garden.

### **Entrance Hall**

Door to front, stairs to first floor landing.

### **Lounge**

French doors to rear, understairs cupboard, radiator.

### **Kitchen**

Window to front. Fitted kitchen comprising range of wall and base level units, built-in oven, hob and extractor fan.

### **Cloakroom**

Comprising WC, wash hand basin, radiator.

### **First Floor Landing**

Doors to all rooms.

### **Bedroom One**

Window to front, radiator.

### **Bedroom Two**

Window to rear, radiator.

### **Bedroom Three**

Window to rear, radiator.

### **Bathroom**

Fitted with a modern suite comprising panelled bath with shower over and glass screen, pedestal wash hand basin, low level WC, window to side.

### **Outside Rear Garden**

Enclosed, mainly lawn to lawn, paved patio area, gate to side.

### **Driveway**

Parking for two vehicles.





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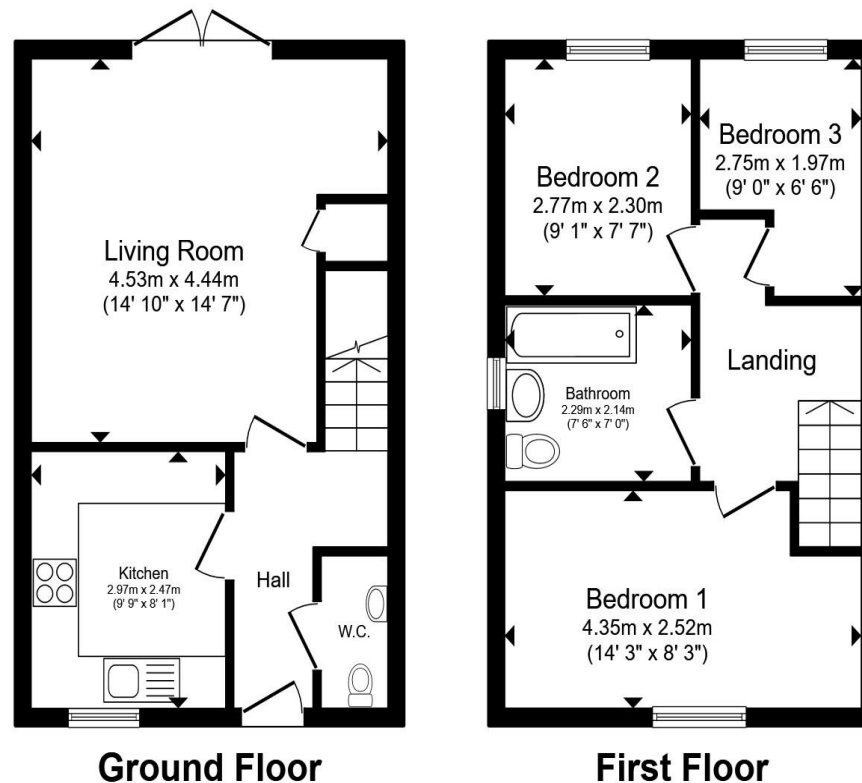
## Setters Way, Roade

- Three bedroom semi detached home
- Spacious living room with French doors
- Fitted kitchen
- Cloakroom
- Enclosed low maintenance rear garden

Tenure: Freehold EPC Rating: B

Council Tax Band: C

**£285,000**



Total floor area 68.0 m<sup>2</sup> (732 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

  
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Property Ref:  
NMS111387 - 0003

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