Description

An immaculately presented, modern detached property situated in the popular village of Roade. With four good sized bedrooms, two bathrooms, kitchen / breakfast room, dining area, utility, snug and sitting room this property will make a lovely family home.

Decorated and maintained to a ‘show home’ standard throughout, the property also benefits from a single garage with driveway and enclosed rear garden which is partly laid to lawn with patio area and planted borders.

Roade has good facilities with doctor’s surgery, primary and secondary schools, library, post office, newsagent and public houses and is situated within easy access of the M1 and A5 networks. Northampton and Milton Keynes with their further shops, banks and railway stations are also close by with direct routes into London Euston. The market town of Towcester is a short drive away too.

The property has gas central heating with panel radiators throughout.

To the front, the property has a gated front garden with established Photinia Red Robin hedgerow with side access provided to the rear garden.

Viewing is strictly by appointment through the sole agents David Cosby Chartered Surveyors
The Property

Ground Floor:

Entrance Hall
An attractive black, triple glazed, panel style uPVC door with decorative glazing leads to the centrally positioned entrance hall. The hall is fitted with large, cream, porcelain floor tiling with stairs leading up to the first floor and all ground floor rooms lead off of this central area.

Kitchen / Breakfast Room (3.98 x 2.84sqm):
Modern, pristine wall and floor mounted units with integrated appliances stretch along one wall of the kitchen with space for a table and chairs opposite. Large, cream, porcelain tiles are fitted throughout. A double door with full height glazing looks out on to the rear garden providing good natural light to this area.

Utility (1.84 x 1.81sqm):
The well-presented utility area with separate door from the rear of the kitchen is provided with work top, wall and floor mounted units and space for a washing machine. A window looks out on the rear garden.

Dining Area (2.84 x 2.80sqm):
A separate dining area features to the rear of the open plan kitchen and overlooks the front garden. A perfect space to entertain or keep an eye on the children’s homework whilst dinner is cooking.

Living Room (4.64 x 3.32sqm):
The large but cosy sitting room with French doors occupies a position to the rear of the property and overlooks the garden.

Snug / Study (2.32 x 2.14sqm):
A room at the front of the property is currently used as a relaxing snug area but could equally be a study or playroom. A window looks out to the front of the house.

Downstairs Cloakroom:
Backing on to the utility room, the downstairs cloakroom is fitted with a W.C. with wash hand basin and is a handy accessory to every family home.

First Floor:

First Floor Landing:
Stairs lead up to the first-floor landing area with doors giving access to each of the four good sized bedrooms and the family bathroom.

Master Bedroom with En-suite (3.50 x 3.37sqm):
The master bedroom benefits from fitted wardrobes along one wall and overlooks the front of the house. The master bedroom has a large en-suite shower room with corner shower, W.C. and wash hand basin set in a vanity unit.

Bedroom Two (3.00 x 2.88sqm):
Bedroom Two is another good-sized double bedroom with fitted wardrobes and is located at the rear of the property.

Bedroom Three (3.16 x 2.88sqm):
Bedroom three is currently used as a study at the front of the property and could be another double bedroom.

Bedroom Four (3.21 x 2.68sqm):
Bedroom four is a small double bedroom which sits at the rear of the property.

Family Bathroom:
The family bathroom provides a W.C., pedestal wash hand basin and bath with shower over.

The property is set at the front of the Grafton Estate Development constructed by Messrs Taylor Wimpey in 2012 and within walking distance of local amenities.
Outside Areas

Front Aspect:
The property is situated on the Stratford Road with gated and private front garden enclosure and mature Beech and Red Robin hedgerow providing a natural screen. A side passageway provides access to the rear garden.

Rear Garden:
A patio area adjacent to the rear elevation of the property provides a pleasant seating area with shallow stone steps leading gently down to the lower section of the garden which is laid to lawn with planted borders.

Garage:
The single garage is accessed from the rear garden by a single pedestrian door, and an up and over vehicular door with driveway faces on to Walkers Way.

Additional Information

Local Authority:
South Northamptonshire

Council Tax:
Band E

Service Charge:
Like many modern developments, this freehold, detached property pays an annual service charge for the upkeep of communal facilities on the estate. This is currently around £112 per annum.
Important Notice

Whilst every care has been taken with the preparation of these Sales Particulars complete accuracy cannot be guaranteed and they do not constitute a contract or part of one. David Cosby Chartered Surveyors have not tested services, appliances, equipment or fittings within the property and therefore no guarantee can be made that they are in good working order. No assumption should be made that the property has all necessary statutory approvals and consents such as planning and building regulations approval. Any measurements given within the particulars are approximate and photographs are provided for general information and do not infer that any item shown is included in the sale. Any plans provided are for illustrative purposes only and are not to scale. In all cases, prospective purchasers should verify matters for themselves by way of independent inspection and enquiries.