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Pianoforte Road, Roade, NN7 2QL

£425,000 Detached

4 2 2



Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Northampton

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

Call Us 01604 633122

Email Us northampton@jacksongrundy.co.uk





Property Summary

LOVELY FAMILY HOME. Jackson Grundy is delighted to offer to the market this nicely presented detached house set back from the road behind ornate railings, facing a green area, on this ever popular, modern development in the desirable village of Roade with many local amenities.

Features & Utilities

- ✓ Popular Village Location
- ✓ Detached House
- ✓ Family Living Design
- ✓ Refitted Kitchen
- ✓ Four Bedrooms
- ✓ Two Bathrooms
- ✓ Gas Central Heating
- ✓ Double Glazing
- ✓ Driveway & Garage
- ✓ Enclosed Garden

Property Overview

LOVELY FAMILY HOME. Jackson Grundy is delighted to offer to the market this nicely presented detached house set back from the road behind ornate railings, facing a green area, on this ever popular, modern development in the desirable village of Roade with many local amenities. Accommodation comprises welcoming entrance hall with dog leg staircase to part galleried landing above, sitting room, dining room, superb re-configured kitchen/breakfast space with re-fitted contemporary units and French doors to garden, WC, four bedrooms (master en-suite shower,) and a family bathroom. Outside there is a tandem driveway and single garage at the rear with a gate through to an enclosed rear garden. Communal Greenbelt estate charge annual payment £181.20 (March 2026)

ENTRANCE HALL

Composite double glazed entrance door. Radiator. Dog-legged staircase to first floor. Ceramic tiled floor.

KITCHEN/BREAKFAST ROOM 6.35m x 2.40m (20'10" x 7'10")

KITCHEN

Wall mounted and base level units with work surface over. One and a half bowl sink unit with mixer tap over. Built in electric hob and extractor hood. Double oven. Built in dishwasher.

BREAKFAST AREA

French doors leading to garden. Radiator. Continuation of base level units with breakfast bar over. Full height units including built in fridge freezer. Tiled floor.

LOUNGE 3.63m x 4.65m (11'11" x 15'3")

Double glazed French doors leading to garden. Two radiators. Ceramic tiled floor.

DINING ROOM 2.62m x 3.53m (8'7" x 11'7")

Double glazed window to front elevation. Radiator. Ceramic tiled floor.

FIRST FLOOR LANDING

Double glazed window to front elevation. Cupboard with power. Access to loft space.

BEDROOM ONE 3.66m x 3.36m (12' x 11')

Double glazed window to rear elevation. Radiator.

EN-SUITE 2.13m x 1.14m (7' x 3'9")

Obscure double glazed window to rear elevation. Radiator. Refitted suite in white with black accents. Tiled shower cubicle. Floating sink unit and vanity cupboard. Low level WC.

BEDROOM TWO 2.62m x 3.53m (8'7" x 11'7")

Double glazed window to front elevation. Radiator.

BEDROOM THREE 3.66m x 2.47m (12' x 8'1")

Double glazed window to rear elevation. Radiator.

BEDROOM FOUR 2.67m x 2.46m (8'9" x 8'1")

Double glazed window to front elevation. Radiator.

BATHROOM 3.15m x 1.65m (10'4" x 5'5")

Double glazed window to rear elevation. Panel bath. Wash hand basin. WC. Heated towel rail.

OUTSIDE

FRONT

The property sits facing a green behind. Ornate railings.

GARAGE

Situated at the rear. Up and over door. Power and lighting.

REAR GARDEN

Good sized patio. Lawned beyond. Offset play/storage area behind the garage. Enclosed panel fencing. Rear gate to parking area and garage.

DRAFT DETAILS

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

COMMUNAL AREA CONTRIBUTION

Greenbelt annual charge £181.20 (March 2026)

MATERIAL INFORMATION

Type – Detached

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band E

EPC Rating – B

Electricity Supply – Mains

Gas Supply – Mains

Water Supply – Mains

Sewerage Supply – Mains

Broadband Supply – Ask Agent

Mobile Coverage – Depends on provider

Heating – Gas Central Heating

Parking – Driveway, Garage

EV Charging – Ask Agent

Accessibility – Ask Agent

Coastal Erosion Risk – Ask Agent

Flood Risks – Has not flooded in the last 5 years, No flood defences

Mining Risks – Ask Agent

Restrictions – Ask Agent

Obligations – No restrictions, No private right of way, No Public right of way

Rights and Easements – Ask Agent

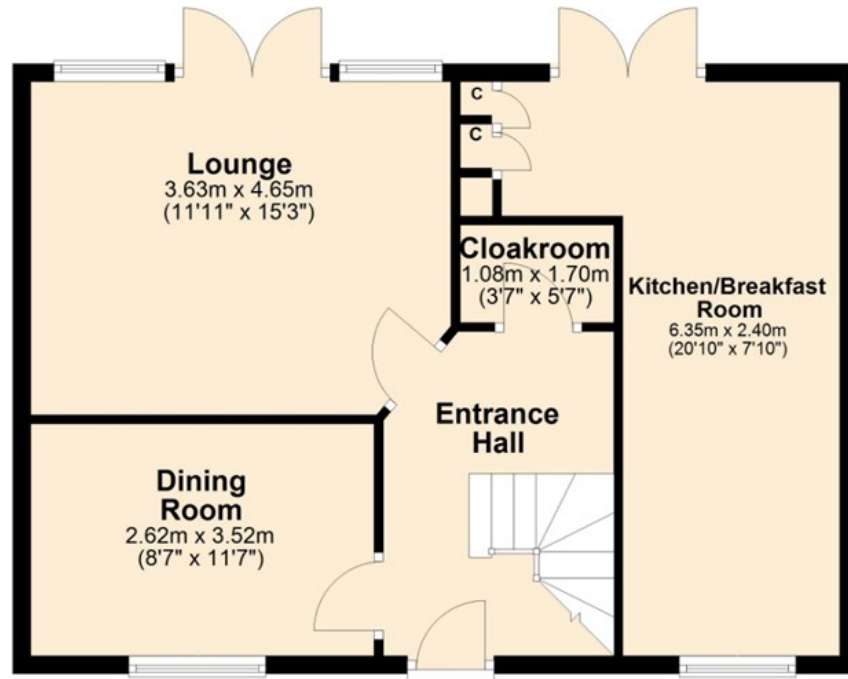
AGENTS NOTES

1. Viewings by appointment only through Jackson Grundy. 2. 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. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and 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. 6. Whilst we carry out our due diligence on a property before it is marketing and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions.

Floorplan

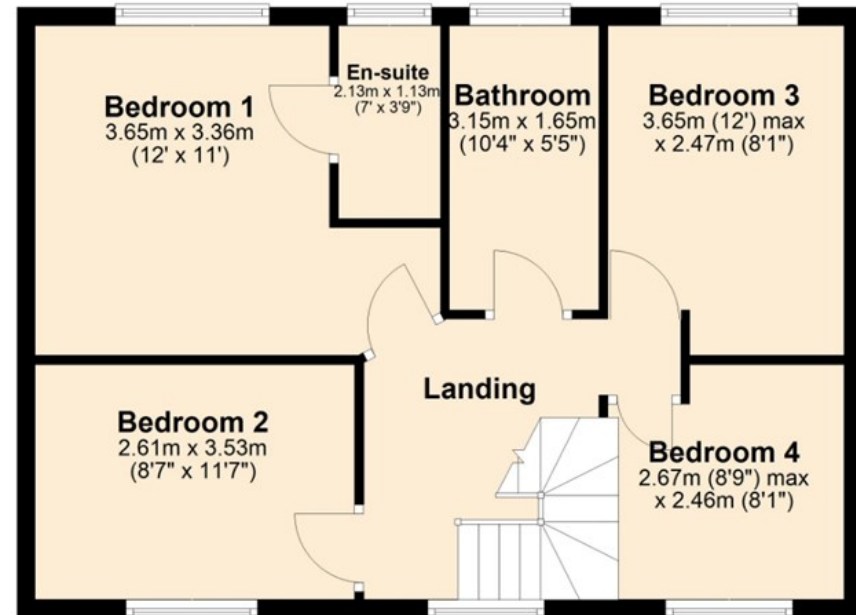
Ground Floor

Approx. 56.8 sq. metres (611.4 sq. feet)



First Floor

Approx. 56.8 sq. metres (611.4 sq. feet)



Total area: approx. 113.6 sq. metres (1222.8 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.

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Registered office: Gough Lodge, Main Road, Duston, Northampton, NN5 6JJ - Company Registration No: 3636152

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