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Pianoforte Road, Roade, NN7 2QN

£390,000 Detached

3 2 1



Platinum Trusted Service Award

Based on service ratings over the past year

feefo

Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Northampton

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

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Property Summary

Jackson Grundy is pleased to offer to the market this attractive stone, detached house set back from the road behind ball top railings, located on a modern development in the desirable village of Roade with many local amenities.

Features & Utilities

- ✓ Popular Village Location
- ✓ Attractive Spacious Design
- ✓ Three Bedrooms & Two Bathrooms
- ✓ Gas Central Heating & Double Glazing
- ✓ Home Office/Studio
- ✓ Off Road Parking
- ✓ Landscaped Garden
- ✓ Highly Recommended

Property Overview

Jackson Grundy is pleased to offer to the market this attractive stone, detached house set back from the road behind ball top railings, located on a modern development in the desirable village of Roade with many local amenities. Further benefits include gas central heating to radiators uPVC double-glazing and a driveway providing off road parking leading to a detached home office/studio. The property is the largest of the three bedroom designs with accommodation offering an entrance hall, downstairs WC, good-sized contemporary living kitchen/dining room, dual aspect lounge with doors to garden, first floor landing, three bedrooms (master en-suite shower) family bathroom, front garden, driveway leading to a detached garage which has been converted to a home office/studio and an enclosed rear garden. Viewing is highly recommended of this well-kept, modern home. EPC Rating: B. Council Tax Band: D.

ENTRANCE HALL

Via composite double glazed door. Radiator. Wood effect flooring. Stairs to first floor.

CLOAKROOM/WC 1.12m x 1.88m (3'8" x 6'2")

Obscure double glazed window to rear elevation. Radiator. Low level WC and wash hand basin. Continuation of wood effect flooring.

LOUNGE 5.59m x 3.05m (18'4" x 10')

Double glazed window to front elevation. Two radiators. Double glazed French doors leading to garden.

KITCHEN/DINING ROOM 8.67m x 2.77m (28'5" x 9'1")

Double glazed windows to front and side elevation. Base and wall mounted units with work surface over. Stainless steel sink with drainer and mixer tap. Built in dishwasher, fridge freezer, electric hob, oven and extractor hood. Tile effect laminate flooring. Dining area with French doors leading to patio area. Double glazed window to rear elevation.

FIRST FLOOR LANDING

Double glazed window to rear elevation. Storage cupboard. Access to loft space.

BEDROOM ONE 4.28m x 3.06m (14' x 10')

Double glazed window to rear elevation. Radiator. Two built in wardrobes.

EN-SUITE 1.22m x 2.82m (4' x 9'3")

Obscure double glazed window to front elevation. Tiled splashbacks. Low level WC. Pedestal wash hand basin.

BEDROOM TWO 3.30m x 2.72m (10'10" x 8'11")

Double glazed window to front elevation. Radiator.

BEDROOM THREE 2.24m x 2.73m (7'4" x 8'11")

Double glazed window to side elevation. Radiator.

BATHROOM 1.89m x 2.26m (6'2" x 7'5")

Panel bath. Pedestal wash hand basin. Radiator. Low level WC. Tiled effect flooring. Extractor fan.

OUTSIDE

FRONT

Laid to lawn. Path leading to front door. Attractive ball top railings. Off road parking to side.

REAR

Paved patio. Timber decked area.

HOME OFFICE/STUDIO

Detached garage now with uPVC double glazed French doors to front elevation. Vinyl flooring. Ceiling downlights. Storage above.

DRAFT DETAILS

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

GREEN AREA CONTRIBUTION

Greenbelt contribution: £150 pa.

MATERIAL INFORMATION

Type – Detached

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band D

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 – Parking, Driveway

EV Charging – Ask Agent

Accessibility – Ask Agent

Coastal Erosion Risk – Ask Agent

Flood Risks – Has not flooded in the last 5 years

Mining Risks – Ask Agent

Restrictions – Ask Agent

Obligations – Ask Agent

Rights and Easements – Ask Agent

AGENTS NOTES

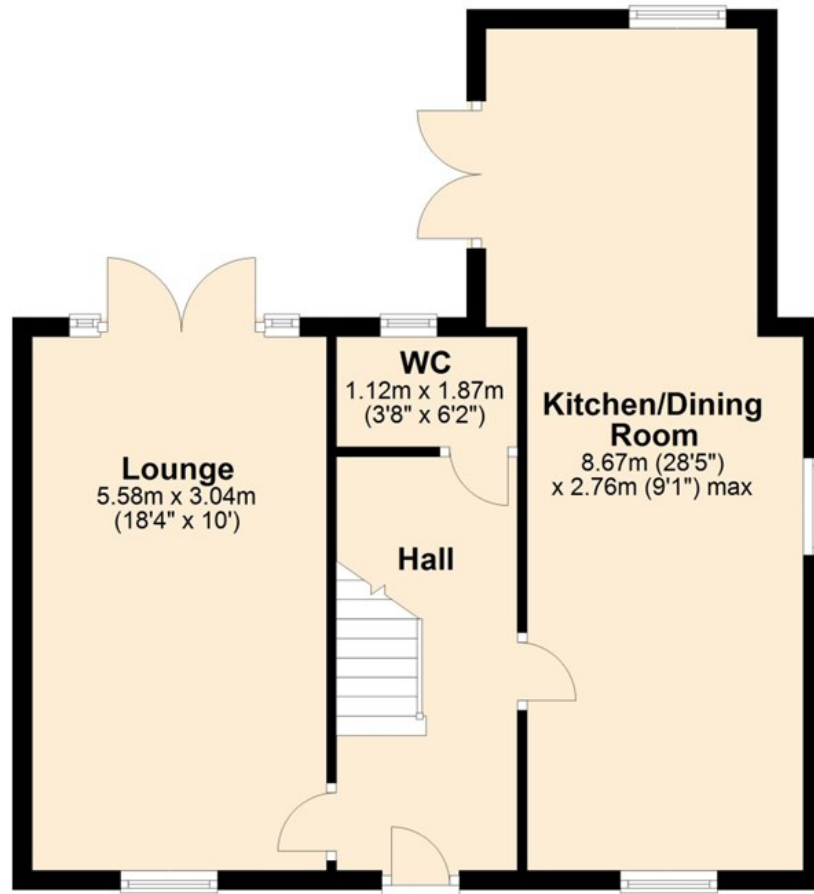
i Viewings by appointment only through us ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending

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

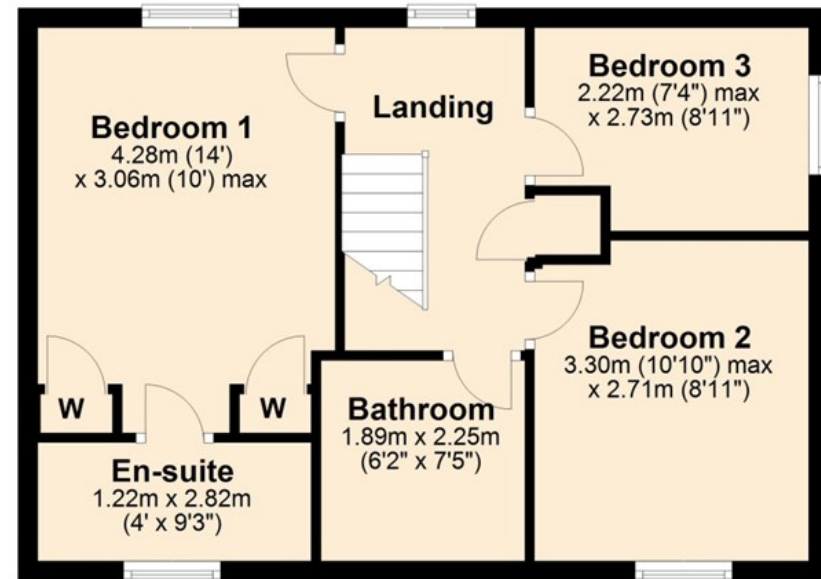
Ground Floor

Approx. 52.5 sq. metres (565.5 sq. feet)



First Floor

Approx. 43.7 sq. metres (470.2 sq. feet)



Total area: approx. 96.2 sq. metres (1035.7 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

Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd
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