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# Quarry View, Roade, NN7 2QJ

£370,000 Detached

3 2 1



Department: Sales

Tenure: Freehold



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## Property Summary

BEAUTIFULLY KEPT DETACHED HOUSE WITH GARAGE AND DRIVEWAY. Jackson Grundy is pleased to offer to the market this attractive detached house set back from the road, 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
- ✓ Off Road Parking & Garage
- ✓ Landscaped Garden
- ✓ Highly Recommended

# Property Overview

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Jackson Grundy is pleased to offer to the market this attractive detached house set back from the road, 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 garage. The property accommodation offers a welcoming, central hallway with dog-legged stairs to first floor and storage cupboard under, separate WC, good-sized contemporary kitchen/dining room and a dual aspect lounge both enjoying with doors to garden, first floor landing with airing cupboard, three bedrooms (master en-suite shower) family bathroom, front garden, driveway leading to a side garage and a gate to the enclosed rear garden. Viewing is highly recommended of this well-kept, modern home.

EPC Rating: B. Council Tax Band: D.

## GROUND FLOOR

**HALLWAY**

**LIVING ROOM**

**KITCHEN**

**FIRST FLOOR**

**LANDING**

**BEDROOM ONE**

**EN-SUITE**

**BEDROOM TWO**

**BEDROOM THREE**

**BATHROOM**

**OUTSIDE**

**FRONT GARDEN**

**GARAGE/DRIVEWAY**

**REAR GARDEN**

**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, 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





## 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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