

**4 Church End
Roade
NORTHAMPTON
NN7 2NP**

Guide Price £675,000



- **STONE BUILT COTTAGE**
- **SEPARATE RECEPTION ROOMS**
- **MASTER WITH EN SUITE**
- **GAS RADIATOR CENTRAL HEATING**
- **DETACHED GARAGE**

- **SEMI DETACHED**
- **FIVE BEDROOMS**
- **UPVC DOUBLE GLAZING**
- **OFF ROAD PARKING**
- **ENERGY EFFICIENCY RATING: D**

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

Welcome to this charming stone-built cottage located in the picturesque village of Church End, Roade, Northampton. This older semi-detached property boasts original features that add character and warmth to the home.

As you step inside, you'll be greeted by three inviting reception rooms, providing ample space for entertaining guests or simply relaxing with your loved ones. With five spacious bedrooms, there's plenty of room for a growing family or accommodating guests.

The property features two bathrooms, ensuring convenience and comfort for all residents. Parking will never be an issue with space for two vehicles, making coming home a breeze.

One of the highlights of this cottage is the large extension, offering even more living space and versatility to suit your needs. The expansive gardens surrounding the property provide a peaceful retreat where you can unwind and enjoy the outdoors.

Nestled in a village location, you'll experience the tranquility of rural living while still being within easy reach of local amenities. Whether you're looking for a permanent residence or a weekend getaway, this property offers the best of both worlds.

Don't miss the opportunity to own a piece of history with this stone-built cottage that seamlessly blends old-world charm with modern comforts. Book a viewing today and envision the endless possibilities this property has to offer.

Ground Floor

Entrance Hall

Stone tiled flooring, stairs leading to first floor landing, radiator, uPVC double glazed window to front, doors to:

Cloakroom

Suite comprising low level w.c, hand wash basin, tiled flooring, towel rail, tiled splash backs, uPVC double glazed window to front.

Dining Room

16'11" x 13'10" (5.17 x 4.23)

Stone tiled flooring, original features, feature fireplace, radiator, uPVC double glazed window to front with window seat, doors to:

Lounge

14'4" x 13'5" (4.38 x 4.10)

Feature fireplace, original features, radiator, uPVC double glazed window to rear and bay window to front.

Family Room

14'6" x 8'11" (4.42 x 2.73)

Under stairs storage, radiator, uPVC double glazed window to rear.

Kitchen/Breakfast Room

21'2" x 12'2" (6.46 x 3.71)

Modern fitted kitchen comprising sink unit with base cupboards below, a range of floor standing cupboards with worktops above, eye level cupboards, island breakfast bar with cupboards, fitted induction hob with extractor fan above, two electric ovens, built in dishwasher, tiled flooring, radiator, double glazed bi fold doors to garden, uPVC double glazed window to rear, door to:

Utility Room

13'10" x 4'8" (4.23 x 1.44)

Comprising sink unit with base cupboards below, plumbing for washing machine, space for dryer, tiled flooring, wall mounted gas fired boiler, uPVC double glazed window to rear, door out to garden.

First Floor

First Floor Landing

Wall lights, radiator, uPVC double glazed window to rear, doors to:

Master Bedroom

21'2" x 12'0" (6.46 x 3.68)

Radiator, access to loft, uPVC double glazed window to rear, door to:

En Suite Bathroom

Suite comprising bath unit with separate tiled shower cubicle with shower unit above, hand wash basin with vanity cupboard, low level w.c, heated towel rail, tiled splash backs, uPVC double glazed window to rear.

Bedroom Two

15'1" x 11'3" (4.60 x 3.44)

Radiator, built in wardrobes, uPVC double glazed window to front.

Bedroom Three

14'7" x 9'0" (4.46 x 2.75)

Radiator, uPVC double glazed window to front.

Bedroom Four

13'3" x 7'8" (4.05 x 2.34)

Radiator, uPVC double glazed window to front.

Bedroom Five/Study

11'0" x 6'0" (3.37 x 1.85)

Radiator, uPVC double glazed window to rear.

Family Bathroom

Suite comprising bath unit, separate tiled shower cubicle with shower unit above, hand wash basin, low level w.c, tiled splash backs, radiator, uPVC double glazed windows to side and rear.

Externally

Detached Garage

22'6" x 10'4" (6.88 x 3.16)

Power and lighting connected, barn style doors to front with internal door to rear garden, window to rear.

Front Garden

Small brick built wall with steps leading to front door, laid with gravel, block paved driveway with off road parking.

Rear Garden

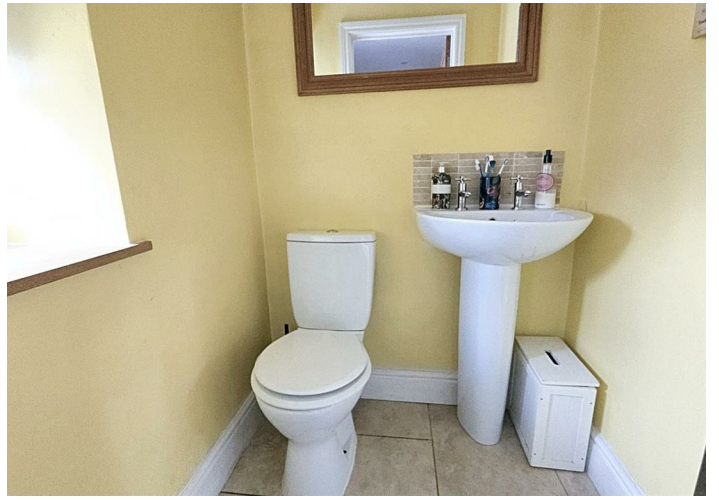
Large rear garden, two separate areas laid to lawn, mature plants and trees, flower and shrub borders, greenhouse with raised vegetable beds alongside, timber shed, side access.

Agents Notes

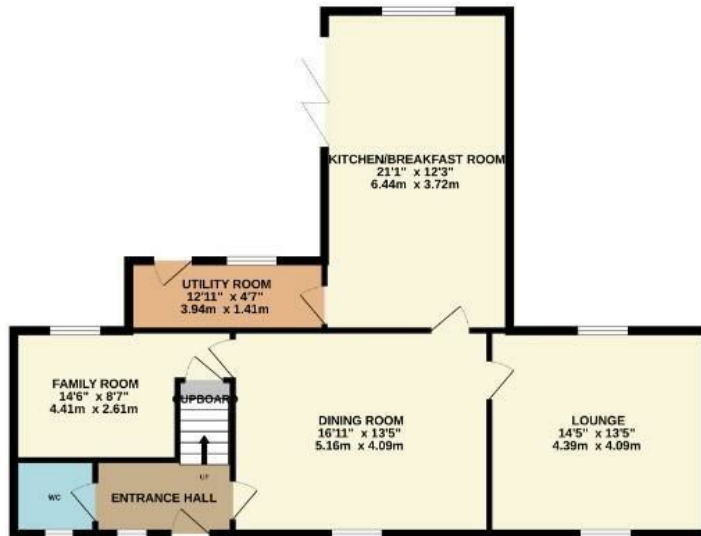
Local Authority: South Northamptonshire

Council Tax Band: F





GROUND FLOOR
933 sq.ft. (86.7 sq.m.) approx.



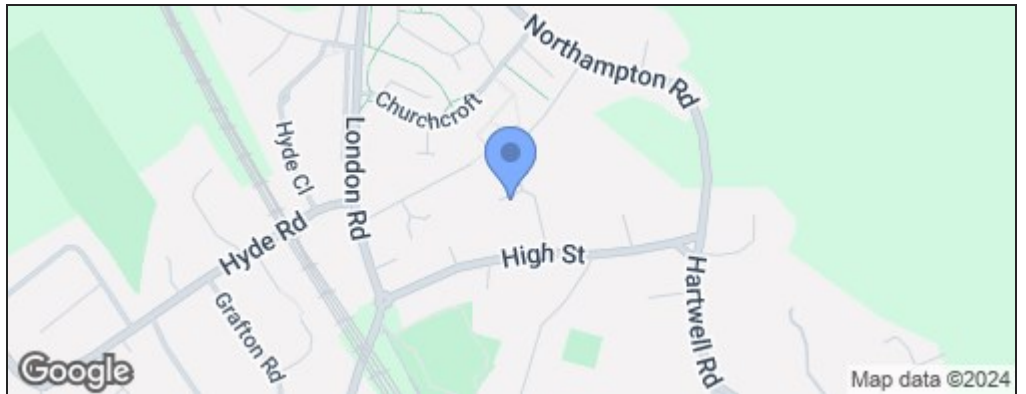
1ST FLOOR
926 sq.ft. (86.1 sq.m.) approx.



TOTAL FLOOR AREA: 1859 sq.ft. (172.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	80
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.