

**19 Tarry Court
Roade
NORTHAMPTON
NN7 2LR**

£445,000



- **LARGE CORNER PLOT**
- **FOUR BEDROOMS**
- **DOUBLE WIDTH DRIVE WITH SINGLE GARAGE**
- **KITCHEN/DINING ROOM**
- **NO CHAIN**

- **DETACHED**
- **MASTER WITH EN SUITE SHOWER ROOM**
- **TWO RECEPTION ROOM**
- **VILLAGE LOCATION**
- **ENERGY EFFICIENCY RATING: TBC**

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



PERSONAL • PROFESSIONAL • PROACTIVE

Welcome to Tarry Court, Roade, Northampton - a stunning property that offers the perfect blend of modern living and village charm. This detached house boasts 2 reception rooms, 4 bedrooms, and 2 bathrooms, providing ample space for comfortable living.

Situated in a village location, this property offers a peaceful and serene environment, ideal for those looking to escape the hustle and bustle of city life. The large gardens surrounding the house provide a beautiful outdoor space for relaxation, gardening, or entertaining guests.

One of the standout features of this property is the parking space available for 3 vehicles, including a single garage, ensuring convenience for you and your guests. Additionally, being a modern property, you can expect contemporary fixtures and fittings throughout, adding a touch of luxury to your everyday life.

Whether you're looking to settle down in a family-friendly neighbourhood or simply seeking a tranquil retreat, this property at Tarry Court has it all. Don't miss out on this fantastic opportunity to own a beautiful home with no chain attached.

Ground Floor

Entrance Hall

Vinyl flooring, radiator, stairs leading to first floor landing, doors to:

Cloakroom

Suite comprising low level W/C, hand wash basin, vinyl flooring, heated towel rail, UPVC double glazed window to side.

Lounge

13'3" x 10'9" (4.05 x 3.28)

Radiator, UPVC double glazed window to front.

Family/Dining Room

10'8" x 9'10" (3.27 x 3.00)

Radiator, UPVC double glazed window to front.

Kitchen

20'3" x 19'9" (6.19 x 6.03)

Modern fitted kitchen comprising sink unit with base cupboard below, a range of floor standing cupboards with work tops above, tiling above work surfaces, eye level cupboards, fitted electric hob with extractor fan above, electric oven, plumbing for dishwasher, vinyl flooring, radiator, UPVC double glazed window to rear, UPVC double glazed French doors to rear, door to:

Utility Room

Comprising work tops, plumbing for washing machine, space for tumble dryer, wall mounted gas fired boiler, vinyl flooring, door to rear garden, door to cloakroom.

First Floor

Landing

Built in cupboard, loft access, doors to:

Bedroom One

12'10" x 11'5" (3.93 x 3.50)

Radiator, UPVC double glazed window to rear, door to:

En Suite Shower Room

Suite comprising tiled shower cubicle with shower unit above, hand wash basin, low level W/C, vinyl flooring, tiled splash areas, radiator, UPVC double glazed window to rear.

Bedroom Two

11'6" x 8'6" (3.53 x 2.61)

Radiator, UPVC double glazed window to front.

Bedroom Three

9'10" x 8'11" (3.02 x 2.73)

Radiator, UPVC double glazed window to front.

Bedroom Four

8'2" x 7'10" (2.51 x 2.39)

Radiator, UPVC double glazed window to front.

Family Bathroom

Suite comprising bath unit, hand wash basin, low level W/C, heated towel rail, tiled splash areas, UPVC double glazed window to rear.

Externally**Front Garden**

Mainly laid to lawn, flower and shrub borders, double width driveway leading to garage.

Single Garage

Detach garage with up and over doors, power and light connected, door to rear garden.

Rear Garden

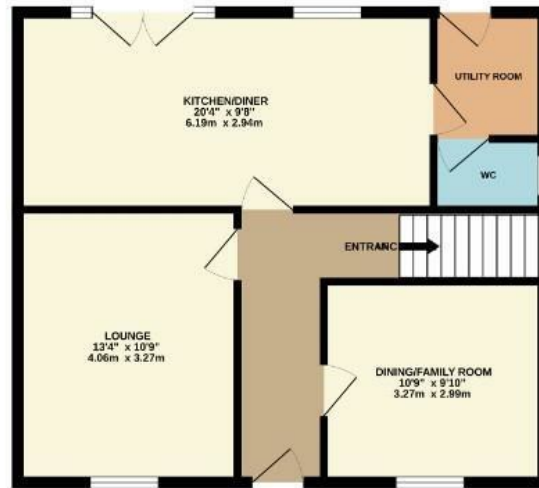
Large rear and side gardens, mainly laid to lawn, flower and shrub borders.

Agents Notes

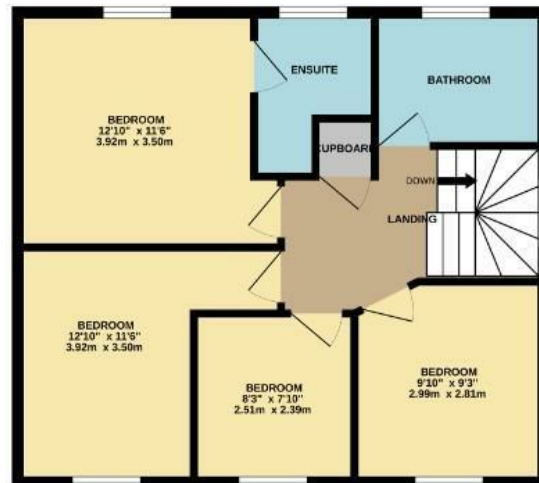
Local Authority: South Northamptonshire

Council Tax Band: C

GROUND FLOOR
589 sq.ft. (54.7 sq.m.) approx.



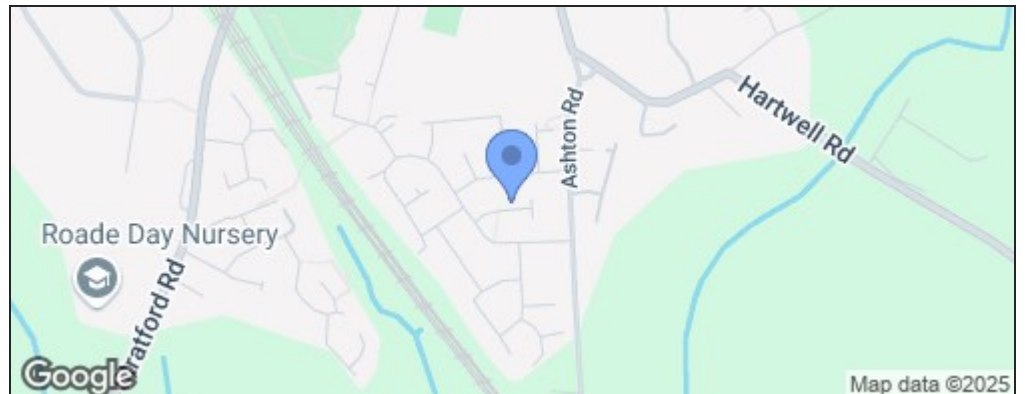
1ST FLOOR
589 sq.ft. (54.7 sq.m.) approx.



TOTAL FLOOR AREA: 1178 sq.ft. (109.4 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		
(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.