

**34 Pianoforte Road
Roade
NORTHAMPTON
NN7 2QL**

£369,995



- **DETACHED**
- **VILLAGE LOCATION**
- **CLOAKROOM AND UTILITY ROOM**
- **GARAGE/GYM**
- **CORNER PLOT**

- **THREE BEDROOMS**
- **EN SUITE TO MASTER**
- **KITCHEN/DINING ROOM**
- **OFF ROAD PARKING**
- **ENERGY EFFICIENCY RATING: B**

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



PERSONAL • PROFESSIONAL • PROACTIVE

Welcome to this charming detached house located on Pianoforte Road in the picturesque village of Roade. This modern property boasts a spacious reception room, perfect for entertaining guests or relaxing with family. With three inviting bedrooms and two well-appointed bathrooms, there is ample space for everyone in the household.

Situated in a peaceful village setting, this property offers a tranquil escape from the hustle and bustle of city life. The modern design of the house ensures a comfortable and stylish living environment for its residents.

One of the standout features of this property is the parking space available for up to three vehicles, making it convenient for homeowners with multiple cars or guests visiting. Additionally, the single garage provides extra storage space or can be used to park a vehicle securely.

If you are looking for a well-presented home in a desirable village location, this property on Pianoforte Road is definitely worth considering. Don't miss out on the opportunity to make this house your new home sweet home.

Entrance Hall

Radiator, stairs leading to first floor landing, vinyl flooring, doors to:

Lounge

18'5" x 10'3" (5.63 x 3.14)

Radiators, vinyl flooring, UPVC double glazed window to front. UPVC double glazed French doors out to garden.

Kitchen/Dining Room

18'6" x 9'4" (5.66 x 2.85)

Modern fitted kitchen comprising sink unit with base cupboards below, a range of floor standing cupboards with worktops above, eye level cupboards, gas hob with extractor fan above, electric oven, built in dishwasher, fitted fridge/freezer, radiator, vinyl flooring, UPVC double glazed window to front and side, door to:

Utility Room

Fitted worktops with eye level cupboards above, plumbing for washing machine, radiator.

Cloakroom

Suite comprising low level w.c., hand wash basin, tiled splash backs and vinyl flooring.

First Floor Landing

Access to loft, Built in airing cupboard, UPVC double glazed window to rear, doors to:

Master Bedroom

18'7" x 10'6" (5.67 x 3.22)

Radiator x 2, dressing area, UPVC double glazed window to front & rear, door to:

En Suite

Suite comprising, shower cubicle with shower unit above, hand wash basin, low level w.c, towel rail.

Bedroom Two

10'7" x 9'2" (3.25 x 2.81)

Radiator, UPVC double glazed windows to front & side.

Bedroom Three

9'2" x 7'6" (2.80 x 2.29)

Radiator, UPVC double glazed window to front.

Bathroom

Suite comprising bath unit, hand wash basin, low level w.c, radiator, tiled splash backs, UPVC double glazed window to front.

Externally**Front & Side Gardens**

Surrounded by metal fencing, laid to lawn, flower and shrub borders, tarmac driveway with off road parking leading to garage.

Side Garden

Paved and wooden decked patio leading to lawn area, flower and shrub borders, side timber gate.

Garage

Large single garage with up and over doors, power and lighting connected. Currently converted to home gym.

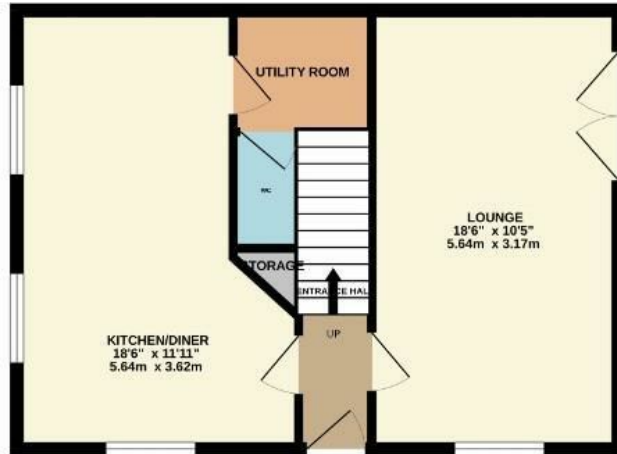
Agents Notes

West Northamptonshire Council Band D

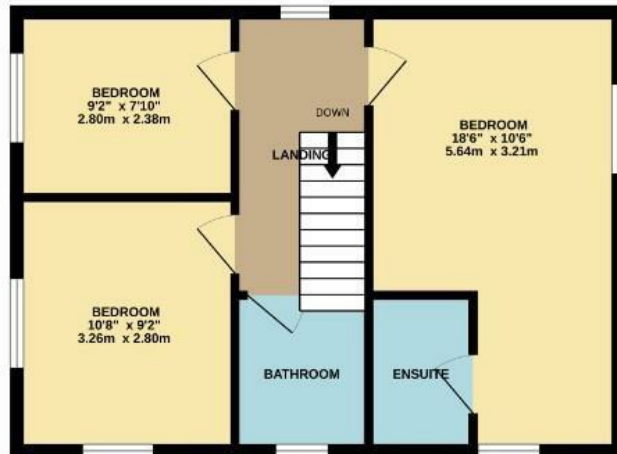




GROUND FLOOR
469 sq.ft. (43.6 sq.m.) approx.



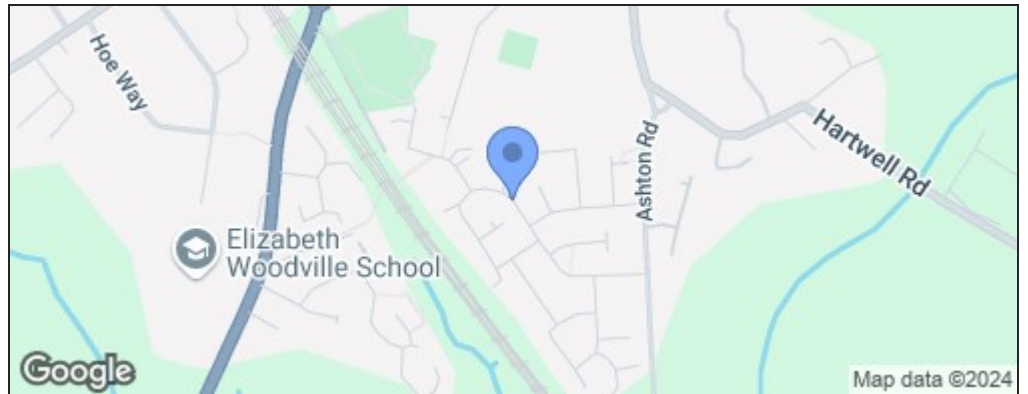
1ST FLOOR
469 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA : 939 sq.ft. (87.2 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			95
(92 plus) A			
(81-91) B		84	
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.