

**33 Pianoforte Road  
Roade  
NORTHAMPTON  
NN7 2QN**

**Guide Price £475,000**



- **DETACHED**
- **VILLAGE LOCATION**
- **KITCHEN/DINING ROOM**
- **UPVC DOUBLE GLAZED**
- **STONE FRONTED**

- **FOUR BEDROOMS**
- **LARGE SINGLE GARAGE**
- **TWO RECEPTION ROOMS**
- **UTILITY ROOM**
- **ENERGY EFFICIENCY RATING: B**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

Nestled in the charming village of Roade, Northampton, this nearly new detached house on Pianoforte Road offers a perfect blend of modern living and rural tranquillity. With its attractive stone frontage, the property exudes a sense of elegance and warmth, making it an inviting home for families and professionals alike.

Inside, the house boasts two spacious reception rooms, providing ample space for relaxation and entertaining. The well-designed layout ensures that each room flows seamlessly into the next, creating a welcoming atmosphere. The property features four generously sized bedrooms, ideal for accommodating family members or guests, along with two contemporary bathrooms that cater to the needs of a busy household.

One of the standout features of this home is the convenient parking space for up to three vehicles, a rare find in village locations. This added benefit ensures that you and your guests will never have to worry about parking.

Living in Roade offers a delightful community spirit, with local amenities and picturesque surroundings just a stone's throw away. The village is well-connected to nearby towns, making it an ideal location for those who appreciate the peace of rural life while still having access to urban conveniences.

In summary, this detached house on Pianoforte Road is a wonderful opportunity for anyone seeking a modern family home in a serene village setting. With its spacious interiors, ample parking, and charming location, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this delightful property your new home.

## **Ground Floor**

### **Entrance Hall**

Vinyl flooring, stairs rising to first floor landing, radiator, doors to;

### **Cloakroom**

Suite comprising low level W/C, hand wash basin, tiled splash back areas, vinyl flooring, radiator, UPVC window to side.

### **Lounge**

17'9" x 11'0" (5.42 x 3.36)

Feature fire place, radiators, coving to ceiling, UPVC double glazed window to front, UPVC double glazed French doors to rear.

### **Study**

9'11" x 9'2" (3.03 x 2.80)

Radiator, UPVC double glazed window to front.

### **Kitchen/Dining Room**

22'0" x 10'4" (6.71 x 3.16)

Modern fitted kitchen comprising sink unit with cupboards below, a range of flooring standing cupboards with work surfaces over, tiling above work surfaces, eye level cupboards, fitted gas hob with electric double oven, fitted dishwasher, vinyl flooring, two UPVC double glazed windows to side, UPVC double glazed window to rear, door to;

## **Utility Room**

Comprising floor standing cupboards with work tops above, tiling above work surfaces, eye level cupboard, plumbing for automatic washing machine, wall mounted boiler, UPVC double glazed window to side, door to rear.

## **First Floor**

### **Landing**

UPVC double glazed window to side, radiator, built in airing cupboard, loft access.

### **Bedroom One**

17'8" x 11'2" (5.40 x 3.41)

Radiator, UPVC double glazed windows to front and rear, door to;

### **En Suite Shower Room**

Suite comprising double shower cubicle, low level W/C, hand wash basin, heated towel rail, tiled splash back areas, vinyl flooring, UPVC double glazed window to front.

### **Bedroom Two**

13'4" x 9'1" (4.07 x 2.77)

Radiator, UPVC double glazed windows to side and rear.

### **Bedroom Three**

10'4" x 9'4" (3.15 x 2.85)

Radiator, UPVC double glazed window to front.

### **Bedroom Four**

10'1" x 6'9" (3.08 x 2.07)

Radiator, UPVC double glazed window to side, currently used as walk in wardrobe with built in wardrobe.

## **Family Bathroom**

Suite comprising bath unit with shower above, hand wash basin, low level W/C, heated towel rail, tiled splash areas, vinyl flooring, UPVC double glazed window to side.

## **Externally**

### **Front Garden**

Small area laid to lawn surrounded by metal railings, metal gate leading to front door, tarmac driveway leading to garage.

### **Garage**

Up and over door, power and light connected, door to side, loft storage space.

### **Rear Garden**

Paved patio area leading to lawn, flower and shrub borders, surrounded by timber fencing, gated rear access.

## **Agents Notes**

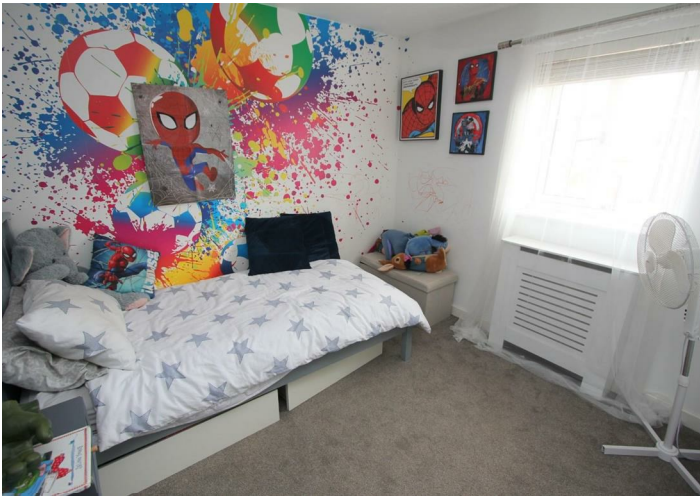
Local Authority: South Northamptonshire

Council Tax Band: E





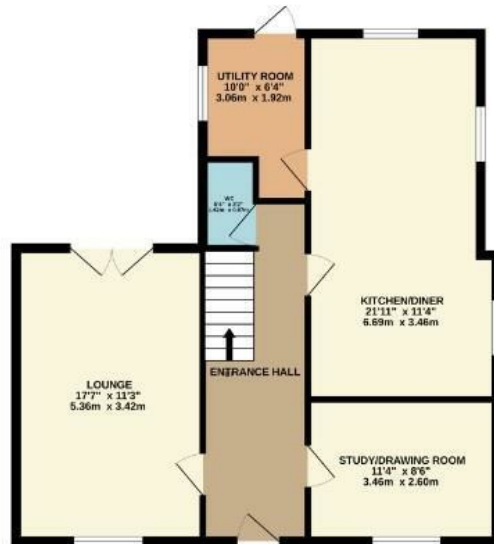




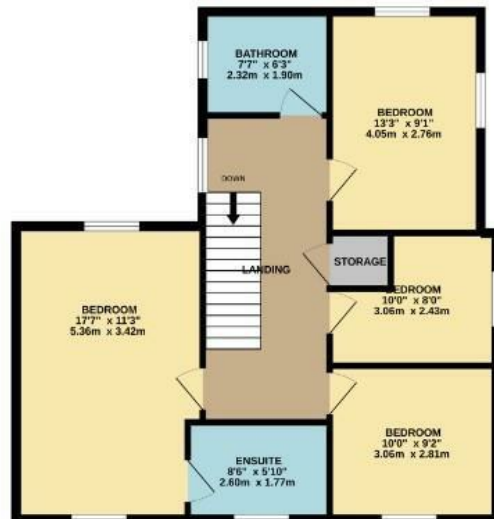




GROUND FLOOR



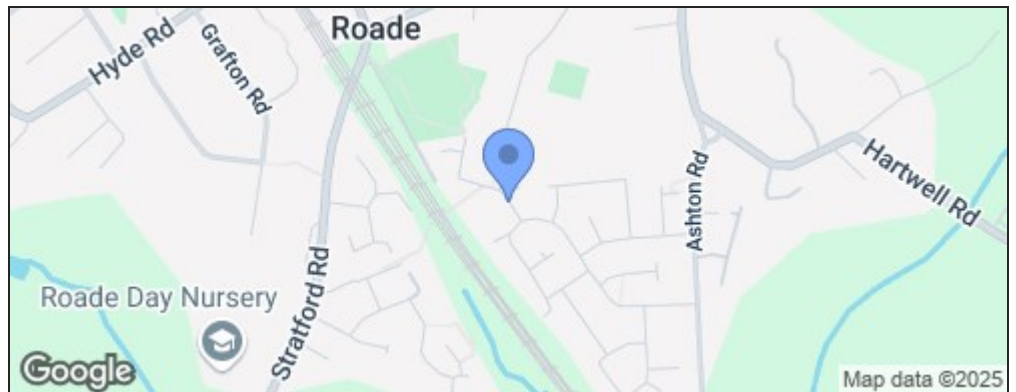
1ST FLOOR



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) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.