

**1 The Gravel
Roade
NORTHAMPTON
NN7 2QX**

£545,000



- **DETACHED**
- **TWO EN SUITE SHOWER ROOMS**
- **DOUBLE GARAGE**
- **OFF ROAD PARKING FOR 6 CARS**
- **RADIATOR HEATING**

- **FOUR DOUBLE BEDROOMS**
- **LARGE ENTERTAINING KITCHEN/BREAKFAST/FAMILY ROOM**
- **VILLAGE LOCATION**
- **TWO RECEPTION ROOM**
- **ENERGY EFFICIENCY RATING: B**

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



PERSONAL • PROFESSIONAL • PROACTIVE

Nestled in the charming village of Roade, Northampton, this modern detached house offers a perfect blend of comfort and style. With an impressive layout, the property boasts two spacious reception rooms, ideal for both entertaining guests and enjoying quiet family evenings. The heart of the home is complemented by four well-appointed bedrooms, providing ample space for family living or accommodating guests.

The property features two en suite shower rooms and one contemporary bathroom, ensuring convenience and privacy for all residents. Each bathroom is designed with modern fixtures, enhancing the overall appeal of the home.

One of the standout features of this residence is the double garage and generous parking space, accommodating up to six vehicles, which is a rare find in this area. This makes it an excellent choice for families or those who enjoy hosting gatherings.

The Gravel is a delightful location, offering a peaceful environment while still being within easy reach of local amenities and transport links. This property is perfect for those seeking a modern home with plenty of space and a welcoming atmosphere. Don't miss the opportunity to make this exceptional house your new home.

Ground Floor

Entrance Hall

Laminate flooring, radiator, stairs leading to first floor landing, under stairs storage cupboard, doors to:

Cloakroom

Suite comprising low level w.c, hand wash basin, laminate flooring, radiator, uPVC double glazed window to rear.

Lounge

21'7" x 11'1" (6.58 x 3.40)

Radiator, uPVC double glazed windows to front and rear. uPVC double glazed French doors to rear.

Dining Room

11'2" x 10'6" (3.41 x 3.21)

Radiator, uPVC double glazed window to front.

Kitchen/Breakfast/Family Room

23'3" x 15'2" (7.11 x 4.64)

Modern fitted kitchen comprising sink unit with base cupboards below, a range of floor standing cupboards with worktops above, eye level cupboards, breakfast bar centre Island with cupboards, built in fridge/freezer and dishwasher, fitted gas hob with extractor fan above, electric oven, laminate flooring, radiator, uPVC double glazed windows to side and rear, uPVC double glazed French doors to garden.

Utility Room

Comprising sink unit with base cupboards below, work tops, boiler, plumbing for washing machine, laminate flooring, radiator, door to rear.

First Floor

First Floor Landing

Access to loft, storage cupboard, doors to:

Bedroom One

14'4" x 12'5" (4.39 x 3.80)

Radiator, uPVC double glazed window to side, Dressing area with built in wardrobes, door to:

En Suite Shower Room

Suite comprising large shower cubicle with shower unit above, hand wash basin, low level w.c, heated towel rail, tiled splash areas, uPVC double glazed window to side.

Bedroom Two

11'5" x 10'8" (3.48 x 3.26)

Radiator, uPVC double glazed window to front, doors to:

En Suite Sower Room

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

Bedroom Three

11'5" x 10'10" (3.48 x 3.32)

Radiator, uPVC double glazed window to front.

Bedroom Four

9'6" x 9'6" (2.91 x 2.92)

Radiator, uPVC double glazed window to rear.

Family Bathroom

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

Externally

Front Garden

Surrounded by brick built wall, hedge, gravel areas, tarmac driveway with off road parking for 6 cars.

Double Garage

Large garage with 2 up and over doors, power and lighting connected.

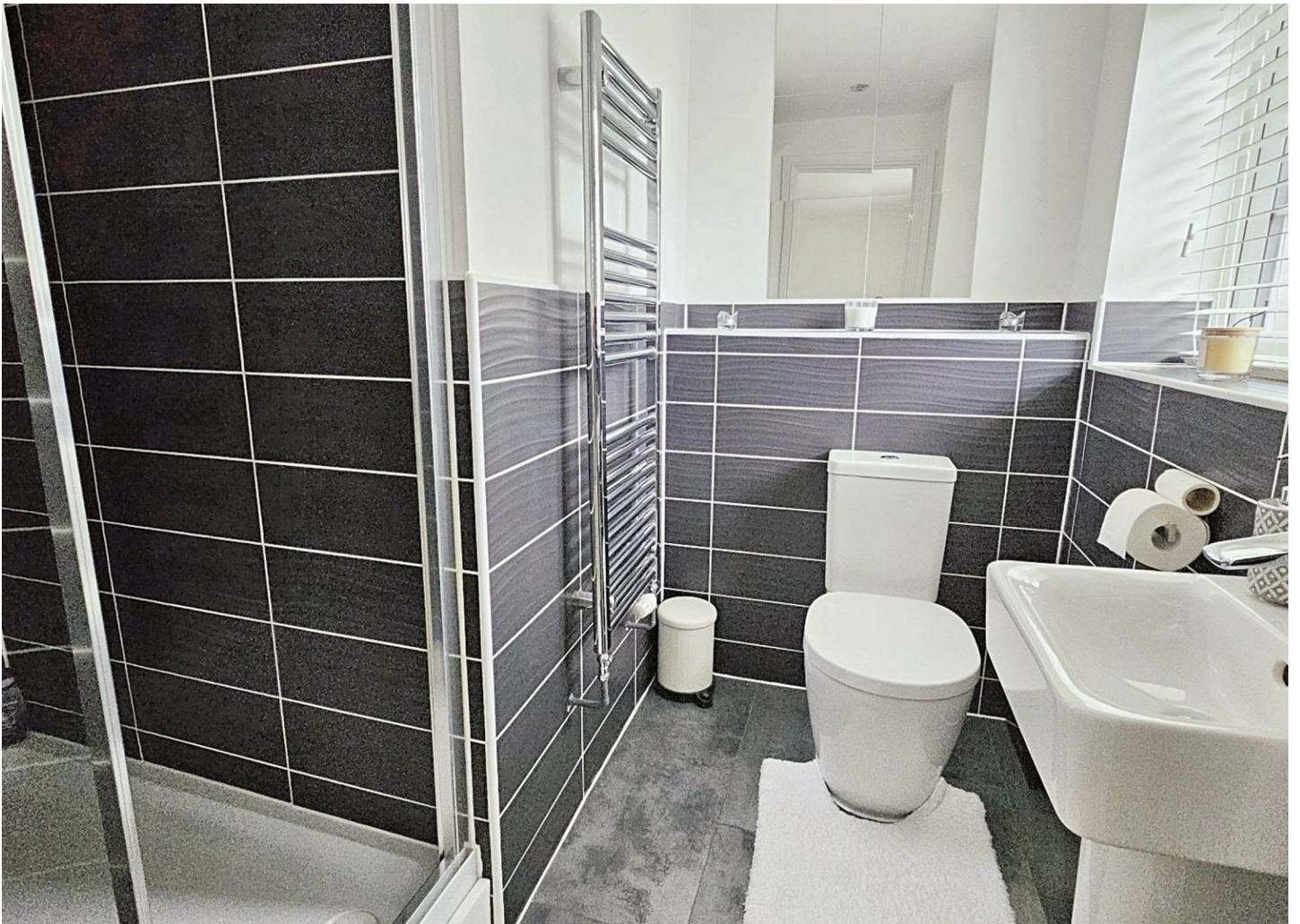
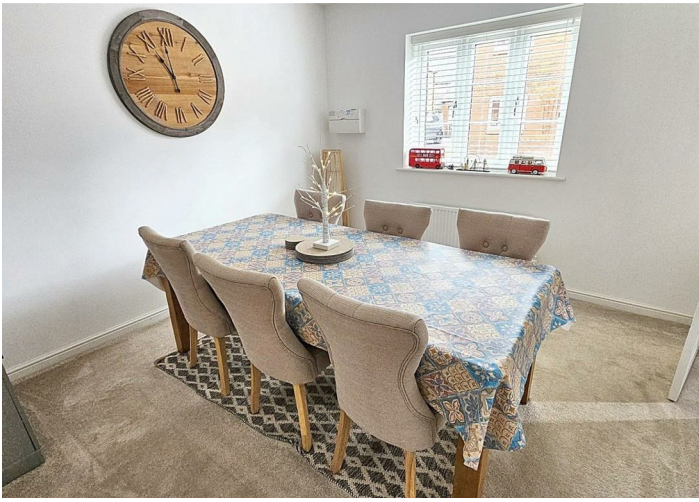
Rear Garden

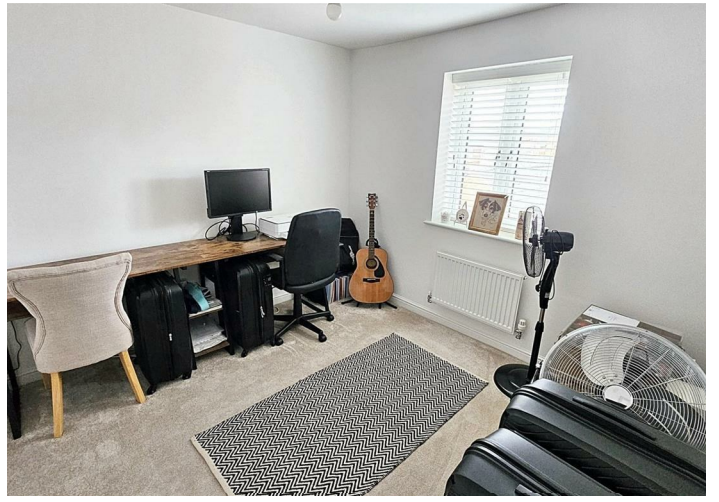
Paved patio area leading to artificial lawn, gated side access.

Agents Notes

Local Authority: South Northamptonshire

Council Tax Band: F

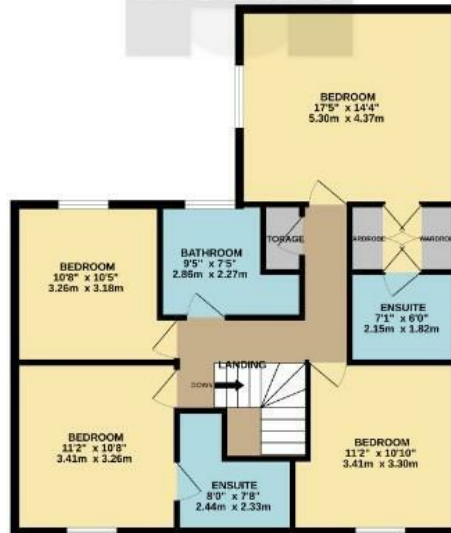




GROUND FLOOR
832 sq.ft. (77.3 sq.m.) approx.



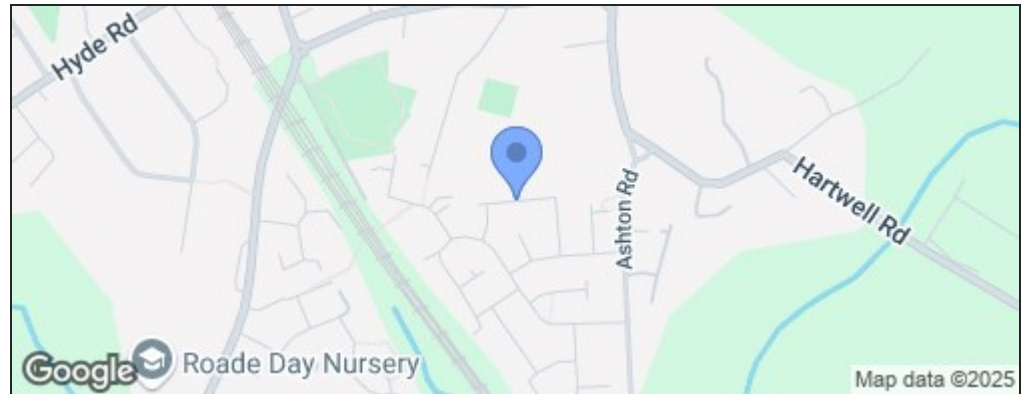
1ST FLOOR
816 sq.ft. (75.8 sq.m.) approx.



TOTAL FLOOR AREA: 1647 sq.ft. (153.1 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			92
(81-91) B		86	
(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.