



45, Roberts Road Silverstone, Northamptonshire, NN12 8WF

HOWKINS &
HARRISON

45, Roberts Road
Silverstone, Northamptonshire
NN12 8WF

Guide Price: £680,000

Built by Bovis Homes in 2019, this well presented, detached property is privately situated at the end of a no through road, with open views over the balancing pond and equipped play area. The spacious accommodation extends to sitting room, family room, study, cloakroom, kitchen/dining room with a utility room, five bedrooms, two with en-suite facilities, family bathroom, a double garage, garden and off-road parking for numerous vehicles.

Features

- Built by Bovis Homes in 2019
- Detached property
- Master bedroom and Bedroom 2, both with en-suite
- Three further bedrooms
- Family bathroom
- Kitchen/dining room
- Sitting room and family room
- Study
- Double garage with ample off-road parking
- Energy rating B



Location

The highly regarded village of Silverstone is located approximately 4 miles south of the market town of Towcester. Silverstone is not only famous for motor racing, it is a well serviced village which includes a local shop, post office, public house, newly built primary school and doctors' surgery along with many community based groups such as football, Brownies, WI, and gardening clubs.

There is good access to the main arterial roads of the A43, A5, M1 and M40 with train services from Milton Keynes and Northampton with journey times to London Euston of approximately 30 minutes and 50 minutes respectively.

Sporting activities in the area include rugby, hockey, tennis, netball and cricket at the nearby Towcestrians Sports Club, golf at Silverstone and Whittlebury Hall, sailing at Draycote Water, Pitsford and Hollowell Reservoirs, and of course the world famous motor racing at Silverstone.



Ground Floor

Entrance hall, sitting room, study, cloakroom, further family room, kitchen/dining room with a range of fitted units and integrated appliances, with French doors opening onto the garden, and a utility room with a large storage cupboard.

First Floor

Master bedroom with fitted wardrobes and an en-suite, bedroom two with an en-suite, three further bedrooms (two currently with an interconnecting door) and a family bathroom.

Roberts Road, Silverstone, Towcester, NN12

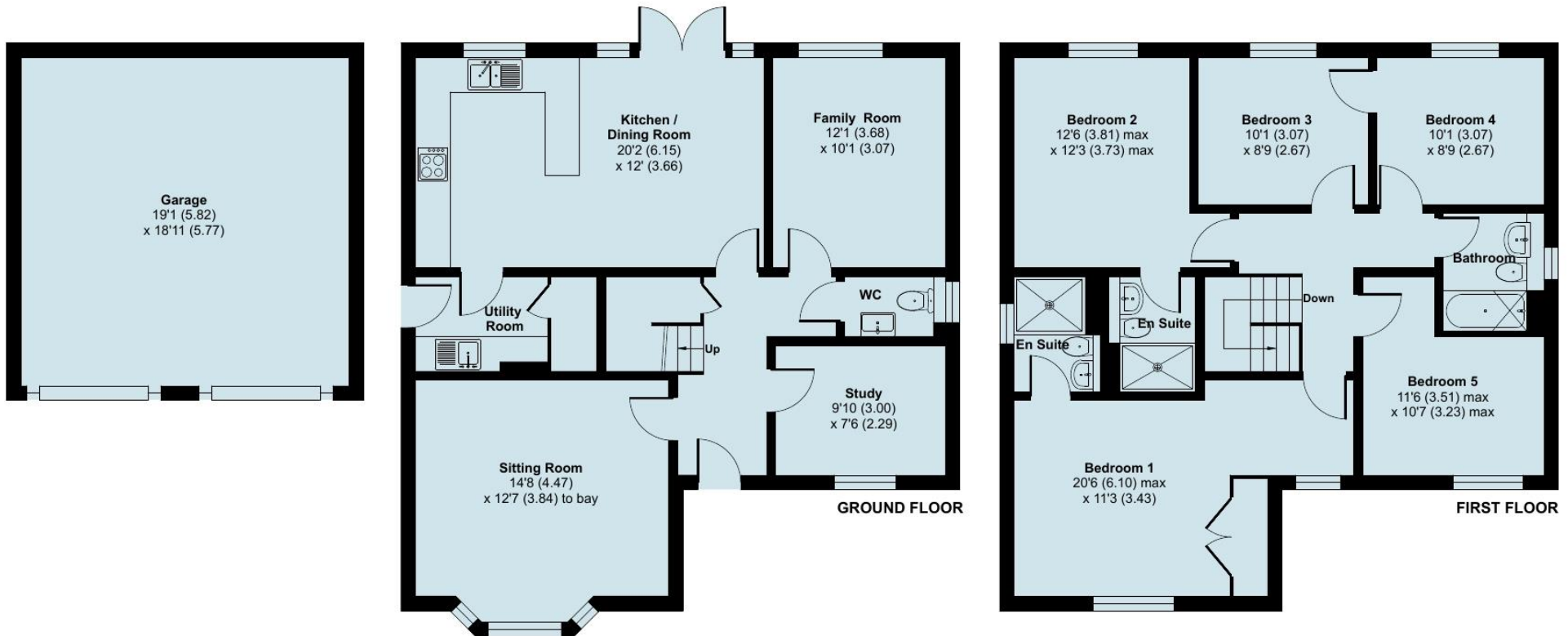


Approximate Area = 1697 sq ft / 157.6 sq m

Garage = 361 sq ft / 33.5 sq m

Total = 2058 sq ft / 191.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Howkins & Harrison. REF: 1118371



Outside

Privately situated at the end of a no through road, the property benefits from open views of the balancing pond, and ample off-road parking for numerous vehicles with a double garage. The property is approached by a footpath, with gardens either side, mostly laid to lawn with shrubs. There is a courtesy gate to the rear garden, complete with a large patio area.



Built by Bovis Homes in 2019, this well presented, detached property is privately situated at the end of a no through road, offering flexible and spacious accommodation.





Viewing Arrangements

Strictly by prior appointment via the selling agents, Howkins & Harrison. Contact 01327 353575.

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

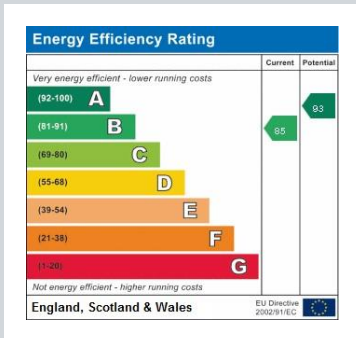
Services

The following services are connected to this property: gas, electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

West Northamptonshire Council – 0300 126 7000

Council Tax Band - F



Howkins & Harrison

98a Watling Street, Towcester, Northamptonshire NN12 6BT

Telephone 01327 353575
Email property@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
Twitter HowkinsLLP
Instagram HowkinsLLP

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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