



JOE VIEIRIA POWERED BY exp TM UK




📞 01295 535 188 / 07796 266 529

@ joe.vieira@exp.uk.com

🌐 joevieira.exp.uk.com

Roberts Road, Silverstone, NN12 8WF

Guide Price £650,000

 5  4  2



Property Ref: JV0032

Full description
Tenure: Freehold

This beautifully presented, detached property built by Bovis Homes in 2019 offers a tranquil setting at the end of a no-through road, featuring stunning views over a balancing pond and an equipped play area. The spacious layout includes a welcoming entrance hall leading to a variety of living spaces, including a sitting room, a cozy family room, and a dedicated study. The kitchen/dining room is thoughtfully designed with fitted units and integrated appliances, complete with French doors that lead to the garden, making it perfect for entertaining. Additionally, a utility room with generous storage adds to the functionality of the ground floor.

Upstairs, the home comprises five well-proportioned bedrooms, two of which benefit from en-suite facilities, alongside a modern family bathroom. The master bedroom features fitted wardrobes, providing ample storage space.

The outdoor space is equally impressive, with ample off-road parking available for multiple vehicles, complemented by a double garage. The picturesque approach to the property includes a footpath flanked by gardens, mostly laid to lawn with tasteful shrubbery. The rear garden boasts a large patio area, ideal for outdoor relaxation and gatherings.

Located in the highly regarded village of Silverstone, approximately 4 miles south of Towcester, this property is part of a well-served community boasting amenities such as a local shop, post office, public house, a newly built primary school, and a doctor's surgery. The village is vibrant with community activities, including sports clubs, Brownies, and gardening groups, making it a great place for families.

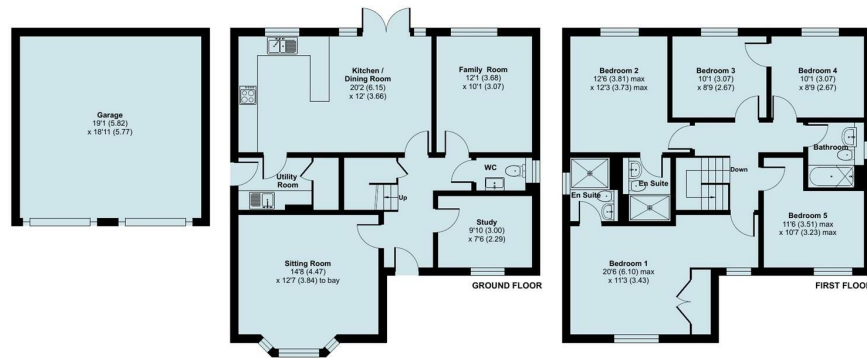
With excellent transport links to major roads (A43, A5, M1, and M40) and train services from Milton Keynes and Northampton providing





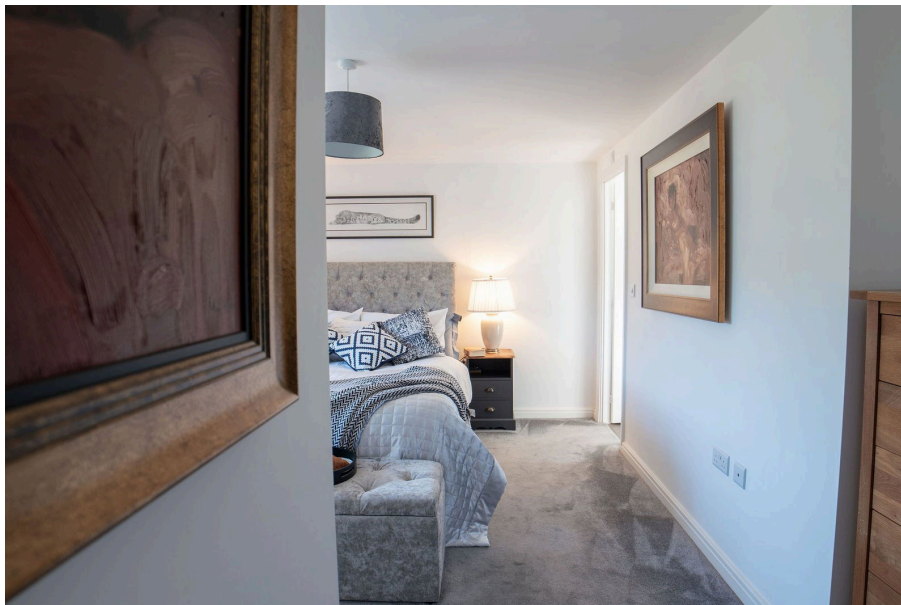
Roberts Road, Silverstone, Towcester, NN12

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



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

- Five Bedroom detached home
- Property Ref: JV0032
- Council Tax Band Band F Est £3,413
- Double garage
- Immaculately presented throughout
- Study
- Sitting room and family room • Dining Room
- Large Kitchen/dining room



Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D

eXp World UK Ltd is a registered company at Level 37, 25 Canada Square, London, E14 5LQ.

Registered company number is 12016573. VAT Registration Number is 327 4120 29