



ESTATE AGENTS



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3 Field View, Roade, Northamptonshire, NN7 2QY



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A modern stone built five double bedroom detached property with a part converted garage and private gardens situated at the head of the cul-de-sac within the popular village of Roade. The 2250 sq ft of accommodation is set over three floors and comprises; entrance hall, sitting room, kitchen/dining room, study, cloakroom and utility room on the ground floor. On the first floor is a dual aspect 27' main bedroom with en-suite bathroom, guest bedroom with en-suite, bedroom five and family bathroom. On the second floor are bedrooms three, four and shower room. The gardens to the side and rear are not overlooked and has a log cabin which provides an office/games room and a covered space for a hot tub.

## Price £635,000 Freehold

### ACCOMMODATION

#### GROUND FLOOR

##### ENTRANCE HALL

Enter via double glazed front door to entrance hall. Stairs ascending to first floor with storage cupboards under. Sunken spotlights. Doors to;

##### CLOAKROOM

Two piece white suite comprising; low flush wc and pedestal wash hand basin. Tiled walls to dado height.

##### SITTING ROOM

22'0 x 14'6

Dual aspect room with double;e glazed window to front aspect and double glazed French doors to rear garden. Feature fireplace with wood burner on raised hearth. Second double glazed window to side aspect.

##### DINING ROOM/STUDY

11'6 x 9'1

Double glazed window to front aspect. Sunken spotlights.



##### KITCHEN/DINING/FAMILY ROOM

23'10 x 11'6

A range of matching base and eye level units comprising; one and a half bowl stainless steel sink unit with mixer tap and cupboard under. Granite work surfaces and matching splash back areas. Built-in gas hob with electric double oven under and glass canopy extractor fan over. Pelmet lighting. Integrated dishwasher and fridge/freezer. Double glazed window to side aspect and two lots of double glazed French doors to rear garden. Breakfast bar. Sunken spotlights.



##### UTILITY ROOM

Stainless steel single drainer sink unit with cupboard under. Plumbing for washing machine. Wall mounted gas boiler. Double glazed door to rear garden. Granite work tops and matching splash back areas.

#### FIRST FLOOR

##### LANDING

Stairs ascending to second floor. Doors to bedroom one, two, five and bathroom.

##### BEDROOM ONE

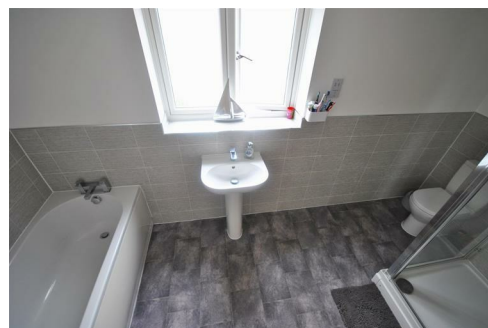
27'4 x 11'6

Double glazed French doors with Juliette balcony to rear aspect and double glazed window to side aspect. Sunken spotlights. Built-in wardrobes. Door to en-suite.



##### EN-SUITE

Four piece white suite comprising; panelled bath, shower cubicle, pedestal wash hand basin and low flush wc. Tiled walls to dado height. Frosted double glazed window to front aspect. Heated towel rail.



##### BEDROOM TWO

14'6 x 11'1

Double glazed window to front aspect with radiator under. Sunken spotlights. Door to en-suite.



##### EN-SUITE

Three piece white suite comprising; shower cubicle, pedestal wash hand basin and low flush wc. Tiled splash back areas. Frosted double glazed window to front aspect. Heated towel rail.

##### BEDROOM FIVE

12'2 x 10'11

Double glazed window to rear aspect with radiator under. Built-in wardrobes.

##### BATHROOM

Three piece white suite comprising; panelled bath with mixer tap. Pedestal wash hand basin and low flush wc. Tiled splash back areas. Frosted double glazed window to rear aspect. Heated towel rail.

#### SECOND FLOOR

##### LANDING

Sunken spotlights. Radiator. Double glazed skylight window. Door to built-in cupboard. Doors to;

##### BEDROOM THREE

17'5 x 11'5

Dual aspect room with double glazed window to front and rear aspects. Access to loft space. Sunken spotlights.

##### BEDROOM FOUR

15'5 x 11'6

Double glazed window to front aspect. Fitted wardrobes and dressing table. Radiator. Sunken spotlights. Access to second loft space.



##### SHOWER ROOM

Three piece white suite comprising; shower cubicle, pedestal wash hand basin and low flush wc. Tiled splash back areas to dado height. Heated towel rail. Sunken spotlights.

##### OUTSIDE

##### REAR GARDEN

Not directly overlooked and wraps around two sides of the property. Extensive paved patio area and decked terrace to rear boundary leading to artificial grass area. Timber constructed cabin currently used as a gym and a covered veranda area for a hot tub. Enclosed by fencing and hedgerow with gated side access to driveway.

##### GARAGE

Single garage with up and over door. Power and light connected. Parking on driveway for two cars.

##### SERVICES

Mains drainage, gas, water and electricity are connected. (These have not been tested).

##### COUNCIL TAX

West Northamptonshire Council - Band F

##### LOCAL AMENITIES

Within the village of Roade there are shopping facilities including a Post Office, two newsagents, pharmacy, a garage and a petrol filling station with a Costcutter. There is a Medical Centre, Chemist, Football and Bowls Club, a Public House and the Roadhouse cafe and yoga bar, local schooling includes Roade Primary School in Hartwell Road and Elizabeth Woodville School with sixth form on Stratford Road. M1 Junction 15 is approximately two miles distant, with good shops nearby on the edge of Northampton and in Towcester. Milton Keynes and its railway station are 20 minutes away and the X6 bus route also to Milton Keynes.

##### HOW TO GET THERE

From Northampton town centre head towards junction 15 of the M1, proceed straight over and head into the village of Roade. Pass through the village after the petrol station, take the second left into Field View.

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Not to scale. For illustrative purposes only