



GREENER **Country** HOUSES & COTTAGES

Holly House, 28 Hartwell Road, Roade, Northampton, NN7 2NU

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This beautifully presented, spacious four-bedroom family home is located in the charming village of Roade, on the outskirts of Northamptonshire. The property is well-maintained and offers approximately 2,700 square feet of versatile living space. The ground floor comprises an inviting entrance hall, a lounge, snug, dining room, kitchen/breakfast room, and a WC. Upstairs, there are four generous double bedrooms, including a master suite with an ensuite bathroom and dressing room, along with a well-appointed family bathroom. Outside, the property features an exceptional south-facing rear garden, off-road parking for multiple vehicles, and access to two single garages.

Price £695,000 Freehold

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Enter via a part glazed front door there are stairs rising to the first floor with doors leading through to:-

LOUNGE

15'05 x 10'11

Benefiting from a bay window to the front elevation there is carpet fitted with TV and telephone points connected.



SNUG

14'05 x 11'11

With double patio doors leading to the rear garden this room is presented with a multi fuel burner and recently decorated throughout. TV point connected.



UTILITY/STUDY/DINING ROOM

12'10 x 11'10

A multi purpose room with a three casement window to the rear elevation overlooking the garden. This room can be used for either a utility space, a sperate study area or a family dining room.

BOILER ROOM

9'08 x 5'04

An area normally used for storage, a cloaks area, pantry space and access to the gas fired boiler.

KITCHEN/BREAKFAST ROOM

18'06 x 15'03

With windows and doors to the rear garden there are a range of floor and wall mounted cabinets with a centre island, composite worktops and splashbacks, integrated stainless steel sink and drainer overlooking the rear garden, space for an American style fridge/freezer and room for a breakfast table/dining area.



WC

7'05 x 4'10

Suite comprising of WC, wash hand basin with window to the front elevation.

FIRST FLOOR

LANDING

14'0 x 7'05

With a window to the front elevation and doors leading through to:-



BEDROOM ONE

18'06 x 13'06

Windows overlooking the rear garden, space for a king size bed with TV point connected. This room benefits from a dressing room.



DRESSING ROOM

11'0 x 10'07

With integrated storage and windows to the front elevation.



ENSUITE

12'02 x 7'07

Suite comprising double shower cubicle, WC, wash hand basin, half tiled walls with a window to the front elevation.



BEDROOM TWO

16'0 x 10'10

A bay window to the front elevation, space for a double bed and freestanding furniture.



BEDROOM THREE

14'04 x 11'10

With a three casement window to the rear elevation with space for a double bed and TV point connected.



BEDROOM FOUR

11'10 x 12'0

With space for a double bed and windows to the rear elevation, integrated storage and door leading through to the ensuite.

ENSUITE

11'0 x 4'08

Suite comprising corner shower cubicle, WC, wash hand basin and a velux window to the rear elevation.

FAMILY BATHROOM

10'06 x 7'06

A tastefully refitted bathroom suite comprising of bath with shower over, WC, wash hand basin, tiled floors and a heated towel rail. Window to the front elevation.

OUTSIDE

REAR GARDEN

A sunny south facing rear garden mainly laid to lawn and separated with mature shrub borders, there is a large patio area suitable for dining. Sunken seated area and raised decking to the rear of the property. Access to various outdoor stores with an archway leading through to a separated garden which is mainly laid to lawn and houses the timber built workshop with tiled roof and an outdoor summer house. There is access to the front via the side.



FRONT GARDEN

Mainly laid to lawn with mature shrub borders and a pedestrian path leading to the front driveway which is fully paved offering parking for multiple vehicles and vehicular access to the two single garages.

TWO SINGLE GARAGE

16'01 x 9'03 and 15'10 x 8'05

With up and over doors to the front elevation and electricity connected.

SERVICES

Mains drainage, gas, water and electricity are connected.

COUNCIL TAX

West Northamptonshire Council - Band F

LOCAL AMENITIES

Bretts Lane is a no through road leading to open countryside, ideal for walking. 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 Roade School Sports College in 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.

HOW TO GET THERE

From Northampton proceed in a southerly direction along the A508 London Road joining the Nene Valley Way dual carriageway leading to junction 15 of the M1 motorway. Continue straight over the M1 and continue on to the village of Roade. On entering the village turn first left into London Road and continue straight on passing the village green on the right hand side. Continue straight on and fork left where signposted to Hartwell and the property can be found on the right hand side before Bretts Lane.

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