



**Connells**

Tew Road  
Roade Northampton



### Property Description

An absolutely stunning four bedroom detached family home situated in a quiet cul-de-sac in the village of Roade. With three separate reception rooms, four spacious bedrooms, master with en-suite and detached double garage, this is a fantastic family home.

Internally the property comprises entrance hall, cloakroom, work from home office, dual aspect living room, dining room and fabulous kitchen/breakfast room with granite work surfaces and central island. To the first floor there are four double bedrooms and the family bathroom, with the master benefiting from an en-suite shower room and dressing room with fitted wardrobes. Outside there is a low maintenance garden and a driveway proving off road parking for several cars and leading to the detached double garage. The rear garden is fully enclosed by retaining brick walls, and has an extended paved patio area which is ideal for entertaining, and an artificial lawn.

Viewing of this beautiful home is highly advised to fully appreciate.

### Entrance Hall

Spacious and inviting entrance hall, with doors leading off to the down stairs cloakroom, living room, work from home office, dining room and kitchen/breakfast room. Wall mounted radiator, under stairs storage cupboard and complimented by a modern tiled floor. Stairs rise to the first floor landing.

### Cloakroom

Two piece modern suite comprising low level flush w.c and vanity wash hand basin with storage below, and complimentary tiling to splash back areas. Wall mounted radiator and UPVC opaque double glazed window to the rear elevation.

### Living Room

19' 1" x 11' 8" ( 5.82m x 3.56m )

UPVC double glazed window to the front elevation, and UPVC double glazed French doors to the rear elevation leading out to the rear garden. Two wall mounted radiators.

### Home Office

10' 10" x 6' 3" ( 3.30m x 1.91m )

Work from home office with UPVC double glazed window to the front elevation and wall mounted radiator.

### Dining Room

10' 4" x 10' 2" ( 3.15m x 3.10m )

UPVC double glazed window to the side elevation. Wall mounted radiator and space for dining table and chairs.

### Kitchen/ Breakfast Room

15' 3" x 14' 2" ( 4.65m x 4.32m )

Modern fitted kitchen with a range of wall and base level units. One and a half bowl sink with mixer tap over, set below hard stone work surfaces with matching up stands and tiled splash backs. Integrated appliances comprise washing machine, dishwasher, fridge/freezer, double electric oven and four ring gas hob with cooker hood over. Central island with hard stone work surface creating a breakfast table for four chairs. Wall mounted radiator, recessed spot lights to ceiling and complimented by a tiled floor. UPVC double glazed windows to the rear and side elevations, and UPVC double glazed French doors leading to the paved patio area.

### First Floor Landing

Gallery landing with stairs rising from the entrance hall. Doors lead off to four double bedrooms and the family bathroom. Access to the loft space, wall mounted radiator and UPVC double glazed window to the front elevation

### Master Bedroom

11' 10" x 10' 1" ( 3.61m x 3.07m )

UPVC double glazed window to the front elevation. Wall mounted radiator and open to the dressing area.

### Dressing Area

Fitted with a range of wardrobes, with mirrored sliding doors. Wall mounted radiator and UPVC double glazed window to the rear elevation and connecting door to the en-suite shower room.

### En-Suite Shower Room

Three piece modern suite comprising double shower cubicle, low level flush w.c and pedestal wash hand basin. Fully tiled to walls and floor, extractor fan, chrome heated towel rail and UPVC opaque double glazed window to the rear elevation.

### Bedroom Two

14' 6" x 9' 7" ( 4.42m x 2.92m )

UPVC double glazed window to the side elevation. Wall mounted radiator and fitted wardrobes with mirrored sliding doors.

### Bedroom Three

13' 10" x 10' 1" ( 4.22m x 3.07m )

UPVC double glazed window to the side elevation. Wall mounted radiator and fitted wardrobes with mirrored sliding doors.

### Bedroom Four

10' 1" x 8' 5" ( 3.07m x 2.57m )

UPVC double glazed window to the front elevation and wall mounted radiator.

### Family Bathroom

Four piece modern suite comprising panelled bath, separate shower cubicle, low level flush w.c and pedestal wash hand basin. Fully tiled to walls and floor, extractor fan, chrome heated towel rail and UPVC opaque double glazed window to the rear elevation.

### Outside

#### Double Garage

Double garage with two up and over doors and power and lighting connected. Courtesy door to the rear garden

#### Front Garden

Slate borders and retaining low level brick wall. Driveway to the side provides off road parking for several cars and leads to the double garage. Gated access to the rear garden.

#### Rear Garden

Landscaped rear garden with extended paved patio which is ideal for entertaining. Artificial lawned area with retaining wooden sleepers, raised flower beds, outside lighting, retaining brick walls. Electric point, courtesy door to the double garage and gated access to the driveway.

#### Agents Note

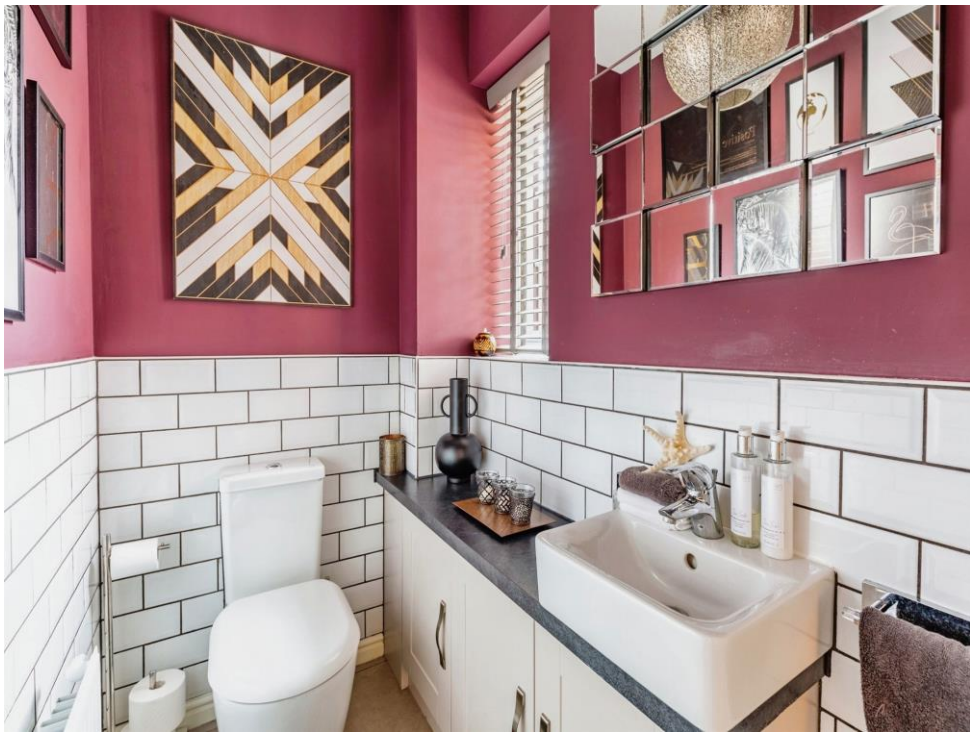
There are wooden Plantation Shutters to all windows in the property (excluding the bathroom and en-suite), and are a real benefit during winter and do noticeably retain the heat in the house.

There are also ceiling fans fitted to all four bedrooms.

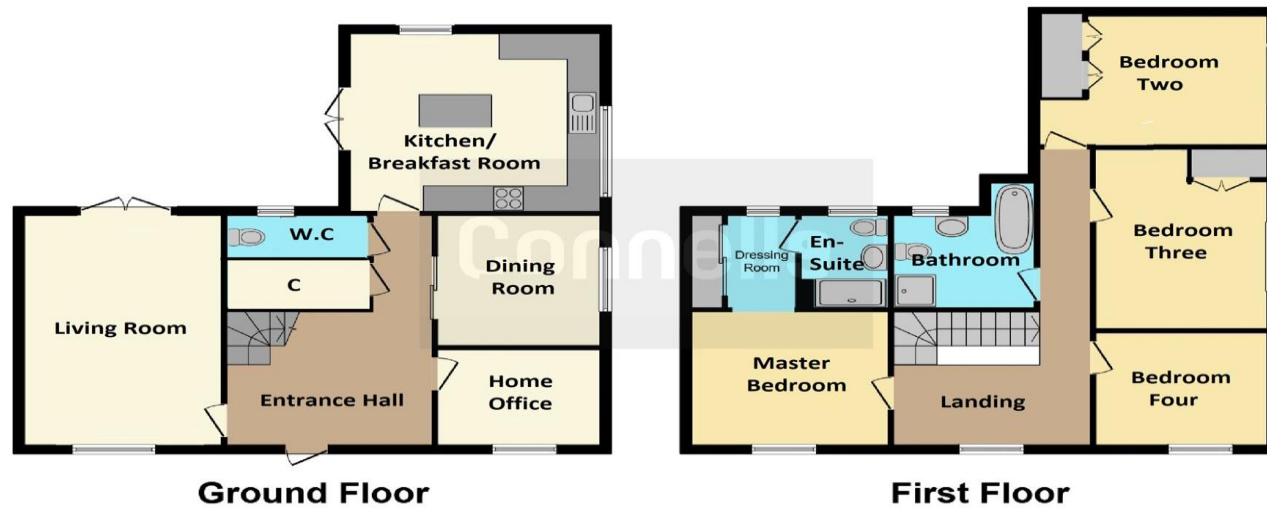
#### Council Tax Band

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**EPC Rating: B**

Tenure: Leasehold

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