

**10 Blacksmith Road
Roade
NORTHAMPTON
NN7 2QW**

Offers Around £695,000



- **DETACHED**
- **TWO EN SUITES**
- **UPVC DOUBLE GLAZING**
- **DOUBLE GARAGE**
- **LARGE KITCHEN/BREAKFAST/FAMILY ROOM**

- **FOUR BEDROOMS**
- **THREE SEPARATE RECEPTION ROOMS**
- **GAS TO RADIATOR HEATING**
- **OFF ROAD PARKING FOR SEVERAL CARS**
- **ENERGY EFFICIENCY RATING: B**

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

A large well presented four bedroom detached property situated in the sought after south Northants village of Roade

The accommodation comprises entrance hall, cloakroom, lounge, dining room, study, kitchen/breakfast/family room, utility room, master bedroom with en suite bathroom, guest second bedroom with en suite shower room, two further double bedrooms and family bathroom.

The property also benefits uPVC double glazing, gas radiator heating, large double garage, off road parking for several cars, front garden and south facing rear garden.

Ground Floor

Entrance Hall

Stairs rising to first floor, understairs storage cupboard, radiator, vinyl flooring, doors to:

Cloakroom

Suite comprising low level W/C, vinyl flooring, wash hand basin, tiled splash areas, radiator.

Lounge

20'11" x 12'7" (6.40 x 3.86)

Wall radiator, TV point, UPVC double glazed bay window to front, two UPVC double glazed windows to rear, UPVC double glazed French doors with built in blinds out to garden.

Dining Room

12'4" x 10'8" (3.77 x 3.27)

Radiator, UPVC double glazed window to front.

Study

9'6" x 8'10" (2.90 x 2.71)

Radiator, UPVC double glazed window to rear.

Kitchen/Breakfast/Family Room

24'6" x 14'8" (7.49 x 4.48)

Modern fitted kitchen comprising sink unit with base cupboard below, a range of floor standing cupboards with work tops above, eye level cupboards, island with cupboards under, breakfast bar, built in dishwasher, fridge/freezer, fitted gas hob with extractor fan above, fitted electric double oven, vinyl flooring, UPVC double glazed windows to side and rear, UPVC double glazed French doors with built in blinds to garden.

Utility Room

Comprising sink unit with base cupboard below, a range of floor standing cupboards with work tops above, eye level cupboard, plumbing for washing machine, vinyl flooring, radiator, door to rear.

First Floor

Landing

14'2" x 9'4" (4.34 x 2.86)

Large landing offering study area space, radiator, access to loft, UPVC double glazed window to front, airing cupboard, doors to:

Bedroom One

14'0" x 15'0" (4.28 x 4.58)

Two double sized wardrobes, radiator, double glazed velux window to side, double glazed window to side, door to:

En Suite

Suite comprising bath unit, separate tiled shower cubicle with shower unit above, hand wash basin, low level W/C, tiled splash areas, vinyl flooring, UPVC double glazed window to side.

Bedroom Two

12'10" x 10'9" (3.92 x 3.30)

Radiator, UPVC double glazed window to front, door to:

En Suite

Suite comprising double shower cubicle with shower unit above, hand wash basin, low level W/C, tiled splash areas, heated towel rail, vinyl flooring.

Bedroom Three

14'2" x 10'11" (4.33 x 3.34)

Radiator, UPVC double glazed window to front.

Bedroom Four

9'10" x 12'2" (3.00 x 3.72)

Radiator, UPVC double glazed window to rear.

Family Bathroom

Suite comprising bath unit, tiled shower cubicle with shower unit above, hand wash basin, low level W/C, tiled splash areas, vinyl flooring, radiator, UPVC double glazed window to rear.

Externally**Front Garden**

Landscaped front garden, lawn area, pathway leading to front door, surrounded by metal fencing, tarmac driveway leading to garage.

Garage

Double garage, two up and over doors, power and light connected, loft storage space.

Rear Garden

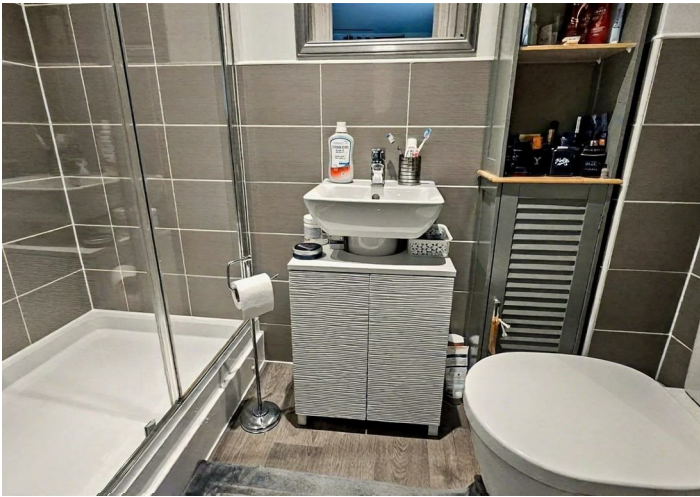
South Facing garden, paved patio area leading to lawn, plants and shrub borders, timber shed, enclosed by timber fencing, gated side access.

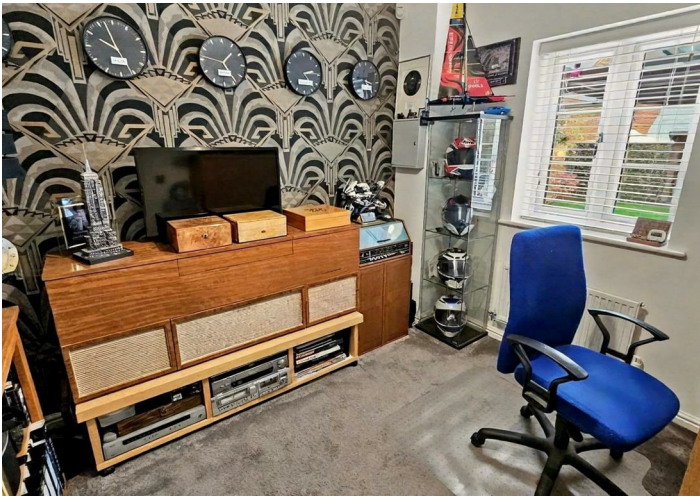
Agents Notes

Council Tax Band: F

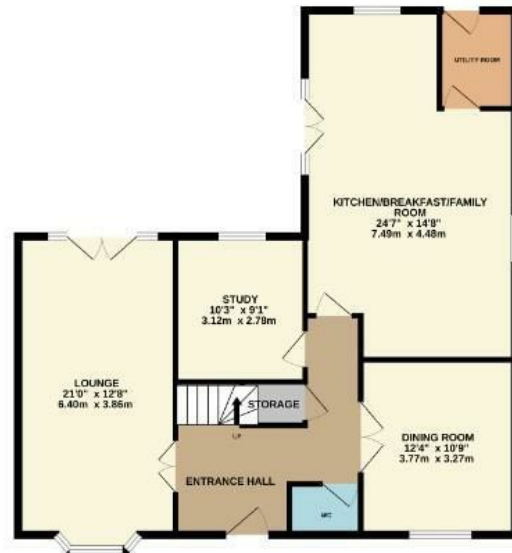
Maintenance Site Charge Aprox £150 per year. Green areas, street lights and general maintenance.







GROUND FLOOR
974 sq.ft. (90.5 sq.m.) approx.

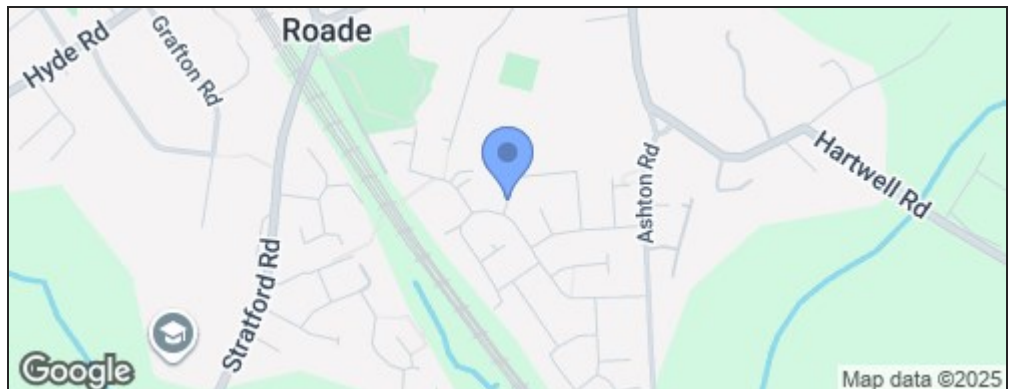


1ST FLOOR
969 sq.ft. (90.0 sq.m.) approx.



TOTAL FLOOR AREA : 1942 sq.ft. (180.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.