

**3 Field View
Roade
NORTHAMPTON
NN7 2QY**

£630,000



- **THREE STOREYS**
- **TWO EN SUITES**
- **DOUBLE GLAZING**
- **OFF ROAD PARKING AND GARAGE**
- **SOUTH FACING GARDENS**

- **FIVE BEDROOMS DETACHED HOUSE**
- **VILLAGE LOCATION**
- **GAS RADIATOR HEATING**
- **OUTSIDE GYM/OFFICE**
- **ENERGY EFFICIENCY RATING: B**

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



PERSONAL • PROFESSIONAL • PROACTIVE

Welcome to Field View, Roade, Northampton - a stunning property that offers the perfect blend of luxury and comfort. This modern detached house boasts 3 reception rooms, 5 spacious bedrooms, and 4 bathrooms, providing ample space for all your needs.

Situated in a charming village location, the south-facing gardens are perfect for enjoying the sunshine and hosting outdoor gatherings with family and friends.

One of the highlights of this property is the outside gym/office, providing you with the flexibility to work from home or stay active without leaving the comfort of your own home. Additionally, the hot tub offers a relaxing oasis where you can unwind after a long day.

With off road parking plus the garage which is currently half converted to sauna room. The stone construction adds character and charm to the property, making it a truly unique find.

Don't miss out on the opportunity to make this beautiful house your home. Contact us today to arrange a viewing and experience the luxury and tranquillity that Field View has to offer.

Ground Floor

Entrance Hall

Moduleo flooring, stairs rising to first floor, understairs storage cupboard, ceiling spotlights, central heating thermostat, telephone point, doors to:

Cloakroom

Suite comprising low level W/C, pedestal wash hand basin with mixer tap over, moduleo flooring, extractor fan, half height tiling to walls, ceiling spotlights.

Lounge

22'6" x 14'6" (6.88 x 4.42)

Double glazed windows to front and side, French doors leading to rear garden, open fireplace with log burner with granite hearth, television point, telephone point, ceiling spotlights, moduleo flooring.

Study/Dining Room

11'6" x 9'1" (3.53 x 2.79)

Double glazed window to front, telephone point, moduleo flooring, ceiling spotlights.

Kitchen/Breakfast Room

23'9" x 11'6" (7.26 x 3.53)

Comprising sink unit with base cupboards below, a range of floor standing cupboards with worktops above tiling above work surfaces, eye level cupboards, central island unit with cupboards below, built in electric double oven, gas hob with extractor hood over, integrated dishwasher and fridge/freezer, breakfast bar, telephone point, television point, tiled splash backs, tiled floor, two sets of French doors leading to rear garden, double glazed window to side, ceiling spotlights, door to:

Utility Room

6'9" x 5'6" (2.08 x 1.68)

Comprising sink unit with base cupboard below, worktops, tiling above work surfaces, half glazed door to rear garden, tiled flooring, wall mounted boiler, plumbing for washing machine.

First Floor

Landing

Radiator, ceiling spotlights, stairs rising to second floor, doors to:

Bedroom One

27'0" x 12'0" (8.23 x 3.66)

Double glazed French doors to Juliette balcony, three built in wardrobes, part vaulted ceiling, cupboard housing hot water cylinder, television point, telephone point, two radiators, ceiling spotlights, door to:

En Suite

13'1" x 5'10" (3.99 x 1.8)

Suite comprising panel bath with mixer tap over, fully tiled shower cubicle with mains fed shower over, pedestal wash hand basin, low level W/C, heated towel rail, half height tiling to walls, extractor fan, shaver point, frosted double glazed window to front.

Bedroom Two

14'7" x 11'10" (4.47 x 3.61)

Radiator, ceiling spotlights, telephone point, television point, double glazed window to front. door to:

En Suite

Suite comprising fully tiled shower cubicle with mains fed shower, pedestal hand wash basin, low level W/C, heated towel rail, half height tiling to walls, extractor fan, shaver point, frosted double glazed window to front.

Bedroom Five

11'8" x 10'5" (3.58 x 3.18)

Two built in wardrobes, radiator, ceiling spotlights, double glazed window to rear.

Bathroom

Suite comprising panel bath with mixer tap over, pedestal hand wash basin, low level W/C, heated towel rail, half height tiling to walls, fully tiled to bath area, extractor fan, shaver point, frosted double glazed window to rear.

Second Floor

Landing

Velux window, large walk in storage cupboard, radiator, doors to:

Bedroom Three

13'3" x 12'0" (4.06 x 3.66)

Fitted wardrobes and dressing table, radiator, double glazed dormer window to front, access to loft, ceiling spotlights.

Bedroom Four

12'5" x 11'6" (3.81 x 3.51)

Double glazed dormer windows to front and rear, radiator, loft access.

Shower Room

Suite comprising fully tiled shower cubicle with mains fed shower, pedestal hand wash basin, low level W/C, half height tiling to walls, extractor fan.

Externally

Front Garden

Block paved driveway for off road parking leading to garage.

Garage

18'4" x 9'1" (5.61 x 2.79)

Single garage with up and over door, power and light connected. Rear of the garage has been converted to sauna room which can be turned back

Rear Garden

Laid mainly to lawn and patio area, gated side access, enclosed by timber panel fencing, timber cabin currently used as a gym, covered area with power connected for the hot tub which is available for purchase (separate negotiation).

Agents Notes

Local Authority: South Northamptonshire

Council Tax Band: F





GROUND FLOOR
835 sq.ft. (77.6 sq.m.) approx.



1ST FLOOR
839 sq.ft. (78.0 sq.m.) approx.



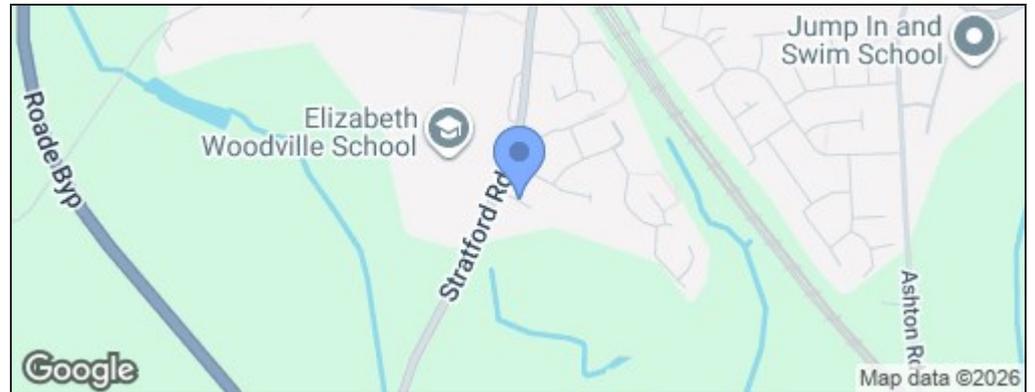
2ND FLOOR
471 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA : 2145 sq.ft. (199.3 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 | | | |
| (81-91) B | | 84 | 89 |
| (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 | | |



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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.