

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

**£640,000**



- **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](http://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, this property offers a peaceful retreat from the hustle and bustle of city life. 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 parking space for 3 vehicles, you'll never have to worry about finding a spot for your cars. 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.



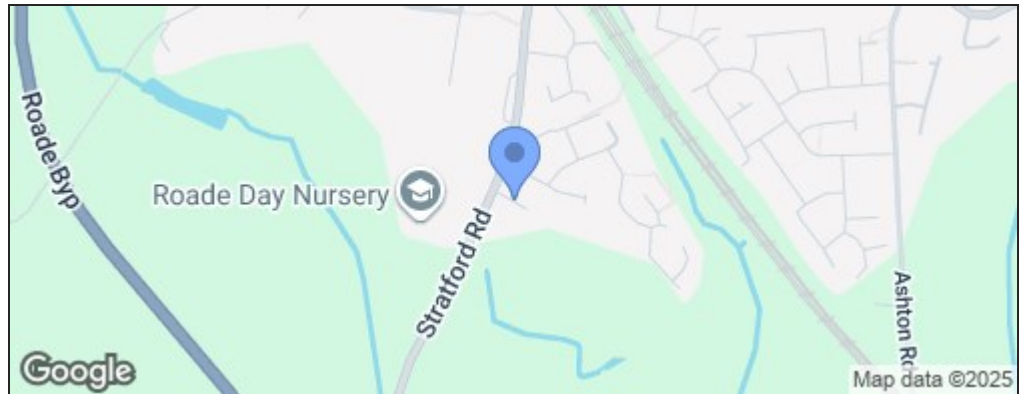
2ND FLOOR  
471 sq.ft. (43.7 sq.m.) approx.



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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	84	89



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