

**29 Stratford Road  
Roade  
NORTHAMPTON  
NN7 2GD**

**£475,000**



- **DETACHED**
- **MASTER WITH EN SUITE**
- **GAS TO RADIATOR HEATING**
- **DETACHED DOUBLE GARAGE**
- **FRONT AND REAR GARDENS**

- **FOUR BEDROOMS**
- **SEPARATE RECEPTION ROOMS**
- **UPVC DOUBLE GLAZING**
- **OFF ROAD PARKING**
- **ENERGY EFFICIENCY RATING: TBC**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

Nestled in the charming village of Roade, Northampton, this modern detached house on Stratford Road offers a delightful blend of comfort and style. With four spacious bedrooms, this property is perfect for families seeking a serene yet convenient lifestyle. The well-presented interior boasts one inviting reception room and large kitchen/breakfast/dining room, providing ample space for relaxation and entertaining guests.

The property features two well-appointed bathrooms, ensuring convenience for all residents. A standout feature of this home is the double garage, offering plenty of storage and parking space, which is a rare find in village locations.

The surrounding area is peaceful, making it an ideal retreat from the hustle and bustle of city life while still being within easy reach of local amenities. This home is not just a place to live; it is a sanctuary where you can enjoy the tranquillity of village life without sacrificing modern comforts.

If you are looking for a well-maintained family home in a picturesque setting, this property on Stratford Road is certainly worth considering.

## **Ground Floor**

### **Entrance Hall**

Wooden flooring, radiator, stairs leading to first floor landing, under stairs storage cupboard, doors to:

### **Cloakroom**

Suite comprising low level WC, hand wash basin with vanity cupboard below, radiator, wooden flooring.

### **Lounge**

19'3" x 11'3" (5.88 x 3.44)

Wooden flooring, radiator, TV point, UPVC double glazed window to front, double glazed bi-folding doors to rear garden.

### **Kitchen/Breakfast/Dining Room**

26'10" x 11'1" max (8.20 x 3.40 max)

Modern fitted kitchen comprising sink unit with base cupboard under, a range of floor standing cupboards with work tops above, eye level cupboards, built in gas hob with extractor fan above, electric oven, plumbing for washing machine, Plumbing for dishwasher, space for tumble dryer, radiator, UPVC double glazed window to rear.

## **First Floor**

### **Landing**

Access to loft, radiator, UPVC double glazed window to rear, doors to:

### **Bedroom One**

11'4" x 15'1" max (3.46 x 4.62 max)

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

### **En Suite**

Suite comprising double shower cubicle with shower unit above, hand wash basin with vanity cupboard below, low level WC, heated towel rail, tiled splash areas, UPVC double glazed window to side.

**Bedroom Two**

11'5" x 9'11" (3.50 x 3.03)

Radiator, UPVC double glazed window to rear.

**Bedroom Three**

10'10" x 8'10" (3.31 x 2.70)

Radiator, UPVC double glazed window to front.

**Bedroom Four**

11'4" x 8'6" (3.46 x 2.61)

Radiator, UPVC double glazed window to front.

**Bathroom**

Suite comprising bath unit with shower mixer unit above, hand wash basin, low level WC, heated towel rail, tiled splash areas, UPVC double glazed window to front.

**Externally****Double Garage**

18'2" x 16'4" (5.54 x 4.99)

Double garage, two up and over door, power and light connected, off road parking for four cars in front.

**Front Garden**

Surrounded by metal fence with gated access, pathway leading to front door, privet hedge.

**Rear Garden**

Paved patio area leading to lawn, steps leading down to further patio area, timber fencing, rear timber gate leading to off road parking and garage.

**Agents Notes**

Council Tax Band: E

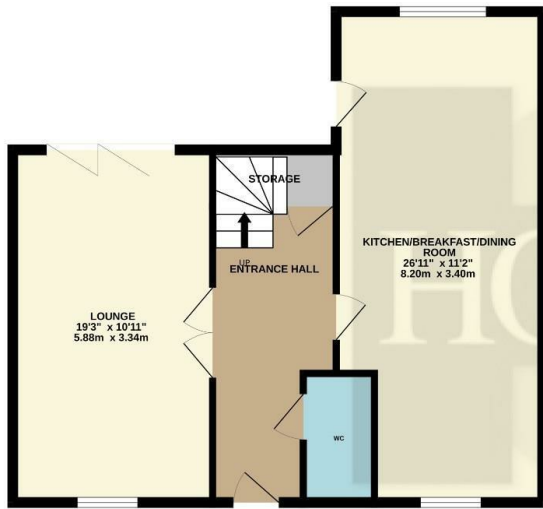
The communal charge £200 per year payable 6 monthly (approx £95 per 6 months). This is for street lighting, road and communal green areas.



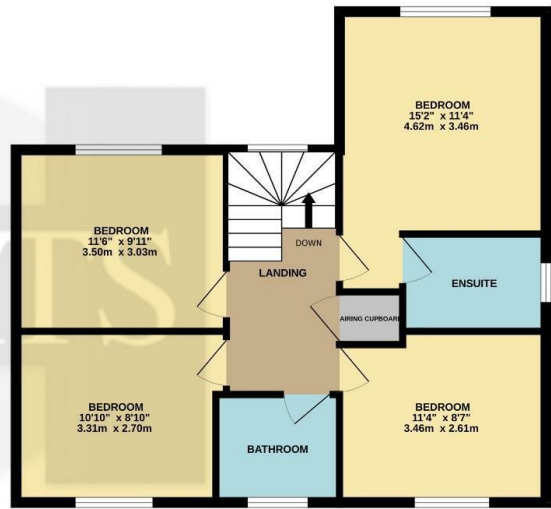




GROUND FLOOR  
647 sq.ft. (60.1 sq.m.) approx.



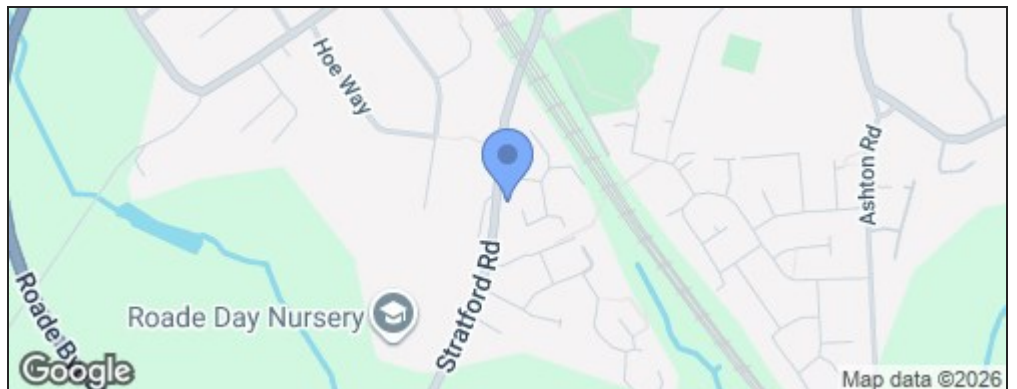
1ST FLOOR  
647 sq.ft. (60.1 sq.m.) approx.



TOTAL FLOOR AREA: 1294 sq.ft. (120.2 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		



### 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.