

NEW INSTRUCTION



PIANOFORTE ROAD  
Roade, Northampton, NN7 2QL

 **DAVID COSBY**  
ESTATE AGENTS







# Pianofrote Road

Road, Northampton, NN7 2QL

Total GIA (Gross Internal Area) Approx. 66 sqm (710 sqft)

## Features

- Three-bedroom semi-detached home
- Built in 2019 by Persimmon Homes
- Located in the sought-after village of Roade
- Still within its original new-build warranty period
- Well-appointed kitchen with integrated appliances
- Generous sitting/dining room with French doors to the garden
- Modern bathroom and ground floor cloakroom
- Off-road parking for two to three vehicles
- Enclosed rear garden with patio, lawn, and storage shed

## Description

A well-presented and thoughtfully laid out three-bedroom semi-detached home, built in 2019 by Persimmon Homes and finished in traditional red brick beneath steeply pitched tiled roofs. The property is located in the sought-after village of Roade and remains within its original new-build warranty period.

Internally, the accommodation is arranged over two floors and includes a bright entrance hall, a well-appointed kitchen with integrated appliances, a ground floor cloakroom, and a generously sized sitting/dining room with direct access to the rear garden. The first floor provides three bedrooms—two doubles and a single—as well as a modern family bathroom.

Outside, the property benefits from off-road parking for two to three vehicles, with landscaped front gardens and gated access to an enclosed and well-tended rear garden arranged over two levels, offering both lawned and terraced areas ideal for outdoor living. The location provides convenient access to a range of village amenities, including shops, schools, and transport links, making this a practical and appealing home for a variety of purchasers.



A well-presented three-bedroom semi-detached home built in 2019, offering modern accommodation, off-road parking, and a landscaped rear garden, situated in the popular village of Roade.



## Ground Floor Accommodation

### Entrance Hall

The entrance hall is a bright and welcoming space, featuring neutral décor and a plush cut-pile carpet. A quarter-turn staircase with balustrade rises to the first-floor accommodation. Four-panel internal doors provide access to the kitchen, sitting room, and ground floor cloakroom.

### Kitchen

A well-appointed and practical kitchen fitted with a range of contemporary base and wall units with chrome handles, complemented by large-format ceramic floor tiles. A one-and-a-half bowl stainless steel sink with drainer and mixer tap is positioned beneath a twin casement window overlooking the front aspect. Integrated appliances include a two-door electric oven with four-burner gas hob, brushed chrome extractor hood with built-in lighting, built-in fridge freezer, washing machine, and dishwasher.

### Cloakroom

Fitted with a contemporary close-coupled WC and a ceramic corner wash hand basin with pedestal and chrome mixer tap. Finished with grey ash-effect laminate flooring, neutral wall décor, and benefiting from mechanical extract ventilation.

### Sitting / Dining Room

A generously proportioned reception space located to the rear of the property, enjoying excellent natural light via double-glazed French doors that open directly onto the rear garden—ideal for alfresco dining and entertaining. The room is finished with plush cut-pile carpet and neutrally decorated walls, creating a calm and versatile living environment. A useful under-stairs storage cupboard is accessed via a four-panel door.

### First Floor Landing

The galleried landing features chamfered balustrades and handrailing, with neutral décor and matching plush cut-pile carpet continuing from the entrance hall. White four-panel doors lead to all three bedrooms and the family bathroom.







## First Floor Accommodation

### Bedroom 1

Situated to the front of the property, Bedroom 1 is a well-proportioned double room with a two-unit casement window overlooking the front aspect. A built-in mirrored wardrobe provides generous storage, incorporating fitted shelving and a clothes rail.

### Bedroom 2

A further double bedroom with a two-unit window overlooking the sunny, south-facing rear garden. The room is neutrally decorated and finished with plush cut-pile carpet.

### Bedroom 3

Currently used as a home office, Bedroom 3 is positioned to the rear of the property and benefits from a two-unit window overlooking the garden. The room is neutrally decorated and finished with matching cut-pile carpet.

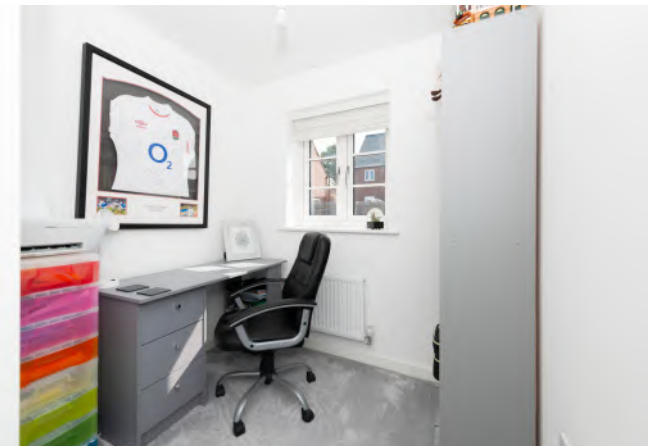
### Bathroom

Located to the side of the property, the bathroom benefits from a frosted casement window providing natural light and ventilation. It is fitted with a modern three-piece suite comprising a panelled bath with tempered glass screen, chrome mixer tap, separate shower hose, and overhead shower rose; a ceramic wash hand basin set within a laminated vanity unit with chrome mixer tap; and a close-coupled WC. The floor is finished with tile-effect sheet vinyl, and the walls are neutrally decorated. Heating is provided by a chrome ladder-style towel rail, and mechanical extract ventilation has been installed.

## Thinking of Selling?

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# Grounds

## Front Aspect

The property is set back from Pianoforte Road behind a red brick boundary wall with tile crease copings. A set of steps with handrail leads up to a traditional-style entrance door, sheltered by a tiled canopy supported on decorative gallows brackets. The frontage is attractively landscaped with slate borders and raised planted beds. A dropped kerb provides off-road parking for two to three vehicles, with gated side access leading to the rear garden.

## Rear Garden

The rear garden is attractively arranged over two levels, with a generous riven-effect patio adjoining the house and accessed via double-glazed French doors from the sitting room—creating an ideal space for outdoor dining and entertaining. A central lawn provides a practical area for recreation, bordered by raised timber sleeper planters containing a varied mix of seasonal planting for year-round interest. Positioned to the front left corner of the garden is a substantial timber shed with a top-hung glazed window, offering useful storage or potential use as a potting shed. To the rear, a timber sleeper retaining wall with integrated steps leads to an elevated gravelled terrace, offering a further seating area. Perimeter boundaries are defined by painted close-board fencing to the side elevations and a red brick retaining wall along the rear.

## Agent's Note:

*The property is located close to the West Coast Main Line railway. Prospective purchasers should be aware that there is some associated noise from passing trains.*

*We also understand from the vendors that an annual estate management charge of approximately £148 per annum. Prospective purchasers are advised to verify this information via their legal adviser during the conveyancing process.*





## Location

Roade is a well-regarded Northamptonshire village offering a strong sense of community and a good range of local amenities. Facilities in the village include a Post Office, medical centre, pharmacy, convenience store, library, and a petrol station with a service garage, alongside public houses and community facilities.

Families are served by Roade Primary School in Hartwell Road and secondary education at Elizabeth Woodville School. A broader selection of independent and grammar school options is available in nearby Northampton, Towcester, and Milton Keynes.

Roade is well situated for commuting, with easy access to the A508, A5, and M1 motorway (Junction 15 approximately 2 miles away). Rail travel is available via Northampton station (around 6 miles), with regular mainline services to London Euston and Birmingham.

The village is surrounded by attractive South Northamptonshire countryside, offering numerous footpaths, bridleways, and country lanes for walking and cycling. Just a short drive away is the picturesque canal village of Stoke Bruerne, home to the Canal Museum, waterside pubs, and a scenic stretch of the Grand Union Canal — a popular spot for walking, boating, and family days out. The nearby market towns of Northampton and Towcester offer a wider range of shopping, dining, and leisure facilities.

## Property Information

**Local Authority:** West Northamptonshire Council

**Services:** Mains Water, Gas, Electricity, and Drainage

**Council Tax:** Band C    **EPC:** B    **Tenure:** Freehold

**Broadband:** Ultra Fast Broadband Available

## Important Notice

*Whilst every care has been taken with the preparation of these Sales Particulars, complete accuracy cannot be guaranteed, and they do not constitute a contract or part of one. David Cosby Chartered Surveyors have not conducted a survey of the premises nor tested services, appliances, equipment, or fittings within the property and therefore no guarantee can be made that they are in good working order. No assumption should be made that the property has all necessary statutory approvals and consents such as planning and building regulations approval. Any measurements given within the particulars are approximate and photographs are provided for general information and do not infer that any item shown is included in the sale. Any plans provided are for illustrative purposes only and are not to scale. In all cases, prospective purchasers should verify matters for themselves by way of independent inspection and enquiries. Any comments made herein on the condition of the property are provided for guidance only and should not be relied upon.*

*Please note that upon acceptance of an offer and in compliance with Anti-Money Laundering (AML) legislation we will need to undertake proof of identity and source of funds checks for each purchaser at a cost of £25 per person.*

Grand Union Canal - Stoke Bruerne



Location Plan (not to scale)

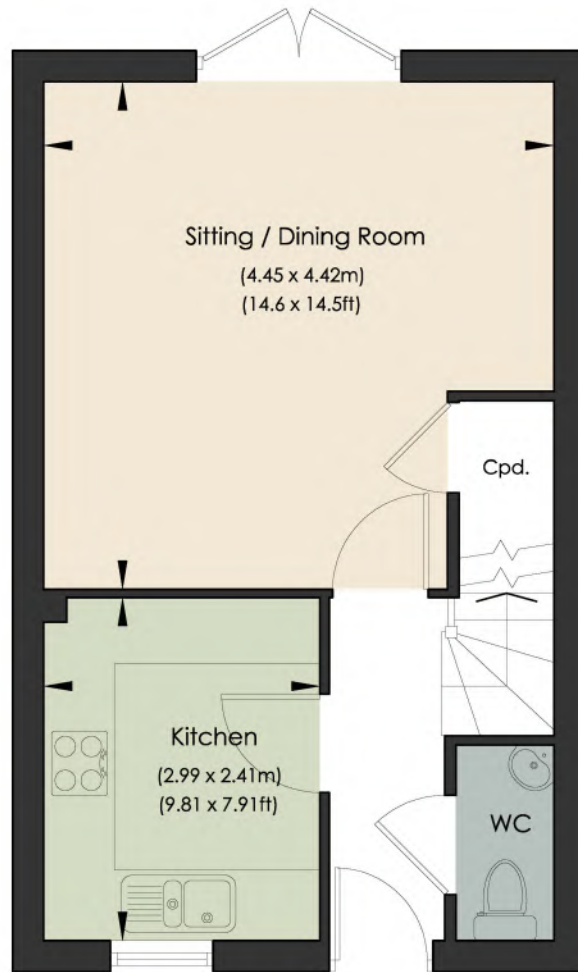


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# Pianoforte Road, Roade, Northampton, NN7

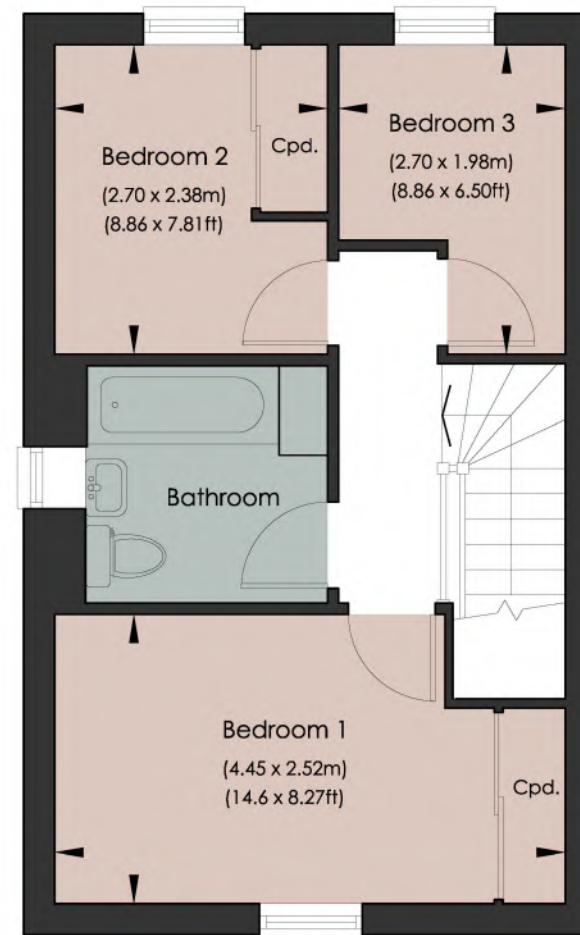
Approximate GIA (Gross External Area) = 66 sqm (710 sqft)



GROUND FLOOR GIA = 33 sqm (355 sqft)

David Cosby Chartered Surveyors & Estate Agents

This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



FIRST FLOOR GIA = 33 sqm (355 sqft)





ROADE

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