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Collingwood Road, Abington  
Northampton  
Northamptonshire, NN1 4RL

£390,000 Terraced



Department: Sales

Tenure: Freehold



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## Property Summary

This beautifully presented four-bedroom Victorian terrace seamlessly blends period charm with contemporary luxury.

## Features & Utilities

- ✓ Four Bedrooms Character Property
- ✓ Exquisite Finish
- ✓ Kitchen/Dining Room
- ✓ WC
- ✓ Boarded Attic Space
- ✓ uPVC Double Glazing
- ✓ Popular Location
- ✓ Cellar
- ✓ Garage
- ✓ No Chain

## Property Overview

This beautifully presented four-bedroom Victorian terrace seamlessly blends period charm with contemporary luxury. Finished to an exceptional standard throughout, the home retains many of its original character features, including elegant fireplaces, picture rails and high ceilings; whilst offering modern comforts for today's lifestyle. The accommodation comprises welcoming entrance hall, spacious lounge, sitting room and a superb kitchen / diner with bespoke doors leading out to the private rear garden. The kitchen also benefits from underfloor heating and has been thoughtfully designed with high-end fittings and finishes. Completing the ground floor is a convenient downstairs WC. Upstairs, there are four bedrooms, three of which are generous doubles, along with a beautifully appointed family bathroom. The property also benefits from uPVC sash windows. Outside, the home boasts a private rear garden, perfect for entertaining or relaxing and a single garage providing additional storage or off-road parking. Offered to the market with no onward chain, this exceptional home offers the perfect blend of period character and modern sophistication. EPC Rating D. Council tax Band: C.

### ENTRANCE HALL

Enter via composite door with triple lock feature and stained glass panel. Radiator. Dado and picture rails. Feature cornicing. Mosaic tiling through to kitchen. Stairs rising to first floor. Doors leading to:

### LOUNGE 3.76m x 3.78m (12'4" x 12'5")

uPVC sash window to front elevation. Radiator. Picture rail. Feature fireplace. Exposed timber flooring. Solid oak sliding doors into:

### SITTING ROOM 3.69m x 3.20m (12'1" x 10'6")

Sash window to rear elevation. Radiator. Picture rail. Exposed timber flooring.

### UTILITY/WC

uPVC double glazed window to side elevation. Spotlights to ceiling. Base level gloss unit with solid work surface over. Stainless steel inset hand wash basin. Low level WC. Space for washing machine. Intergas combination boiler.

### KITCHEN/DINING ROOM 7.67m x 3.05m (25'2" x 10')

uPVC double glazed window to side elevation. Radiator. Bespoke made French doors to rear garden. Spotlights to ceiling. Picture rail. Underfloor heating to slate tiles. French oak flooring to rear. A range of base and wall mounted gloss units with solid timber work surface over. Integrated appliances to include under counter fridge, AEG oven and induction hob with extractor over. Inset sink and drainer.

### CELLAR 2.97m x 4.96m (9'9" x 16'3")

Power and lighting connected. RCD consumer unit.

### FIRST FLOOR LANDING

Access to loft space via drop down ladder. Picture rail. Doors leading to:

### **BEDROOM ONE 3.99m x 4.90m (13'1" x 16'1")**

uPVC sash window to front elevation. Radiator. Feature fireplace. Exposed timber flooring.

### **BEDROOM TWO 4.29m x 3.07m (14'1" x 10'1")**

uPVC double glazed window to rear elevation. Radiator. Exposed timber flooring.

### **BEDROOM THREE 3.72m x 2.69m (12'2" x 8'10")**

uPVC double glazed window to rear elevation. Radiator. Exposed timber flooring. Feature fireplace. Built in wardrobe.

### **BEDROOM FOUR 2.59m x 2.03m (8'6" x 6'8")**

uPVC double glazed window to side elevation. Radiator.

### **BATHROOM 2.17m x 2.04m (7'1" x 6'8")**

uPVC obscure glazed window to side elevation. Heated towel rail. Spotlights to ceiling. Three piece suite comprising 'P' shaped bath with shower over, low level WC and porcelain wash hand basin.

## **OUTSIDE**

### **FRONT GARDEN**

Enclosed by brick wall. Laid to quarry tile.

### **REAR GARDEN**

Enclosed by brick walls to side elevation. Block paved patio. Array of trees and shrubbery. Gravel area. Outside tap. Access to:

### **GARAGE 3.44m x 4.72m (11'3" x 15'6")**

Manual up and over garage door. Brick built garage. Stained glass wall.

## **DRAFT DETAILS**

At the time of print, these particulars are awaiting approval from the Vendor(s).

## MATERIAL INFORMATION

Type - Terraced

Age/Era - Ask Agent

Tenure - Freehold

Ground Rent - Ask Agent

Service Charge - Ask Agent

Council Tax - Band C

EPC Rating - D

Electricity Supply - Mains

Gas Supply - Mains

Water Supply - Mains

Sewerage Supply - Mains

Broadband Supply - Ask Agent

Mobile Coverage - Depends on provider

Heating - Gas Central Heating

Parking - Parking, Garage

EV Charging - Ask Agent

Accessibility - Ask Agent

Coastal Erosion Risk - Ask Agent

Flood Risks - Has not flooded in the last 5 years, No flood defences

Mining Risks - Ask Agent

Restrictions - Ask Agent

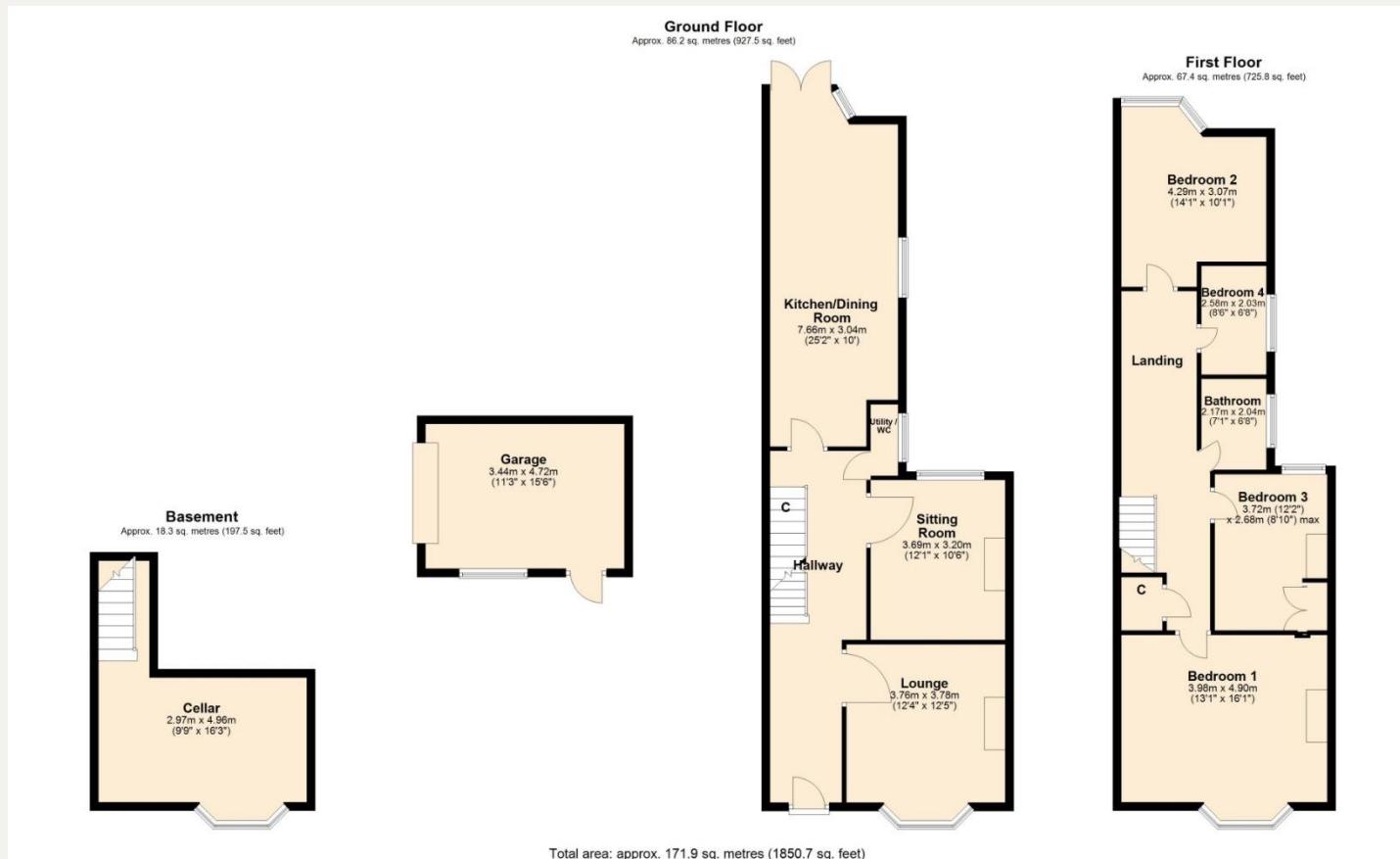
Obligations - No restrictions, No private right of way, No Public right of way, No easements/servitudes/wayleaves

Rights and Easements - Ask Agent

## AGENTS NOTES

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# Floorplan





## Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

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