



**BILLING ROAD**  
Abington, Northampton, NN1 5RS

**DAVID COSBY**  
ESTATE AGENTS



# Billing Road

Abington, Northampton, NN1 5RS

Total GIA Floor Area Exc. Garage | Approx. 130 sqm (1400 sqft)



3 Bedrooms



3 Receptions



1 Bathroom

## Features

- Desirable location with pleasant front aspect views
- Good sized front and rear gardens
- Large garage and workshop
- Period characteristics with open fireplaces and bay windows
- Generously apportioned accommodation with high ceilings
- Excellent proximity to amenities, schools, hospital, and parks
- Three double bedrooms

## Description

A 1930s family home with Arts and Crafts influence, pleasantly positioned on the sought-after Billing Road and enjoying front aspect views towards the historic St Andrew's Gate House. Set well back from the road behind an enclosed front garden, the property benefits from separate pedestrian and vehicular access through to a well-tended rear garden with a substantial brick-built garage/workshop, lawn and a timber decked seating area.

Internally, the house retains a number of appealing period features including open fireplaces, segmental bay windows, high ceilings, picture rails and decorative coving. The ground floor accommodation comprises an entrance hall, sitting room, family room, utility/cloakroom, and an open-plan kitchen/dining room with patio doors opening onto the rear garden. To the first floor there is a galleried landing, three double bedrooms and a family bathroom.



An attractive and well-presented 1930s family home with Arts and Crafts influence, period features throughout, a generous rear garden and a substantial brick-built garage/workshop, enjoying views towards St Andrew's Gate House from its sought-after Billing Road position.

# The Property

## Entrance Lobby

A traditional four-panel entrance door with a secure locking mechanism and a half-moon fanlight opens into the main hall, providing good natural light. The floor is finished in solid oak boards, which continue through to the kitchen/dining room. A straight flight of timber stairs with turned balustrades and carpeted treads and risers rises to the first floor.

## Sitting Room

The sitting room is a particularly attractive reception room centred around a leaded-light segmental bay window overlooking the front aspect. The room retains period detailing including profiled coving and picture rails, together with an original four-door cupboard beside the fireplace. Floors are laid with a plush cut-pile carpet, and the walls are finished with decorative lining paper and emulsion. The focal point is a feature fireplace with a stone surround, tiled inset and hearth.

## Family Room

The family room enjoys good natural light from a large window overlooking the rear courtyard area. The room is fitted with solid oak flooring, continuing through from the entrance hall, and the walls are finished in part with tasteful decorative lining paper. A traditional open fireplace forms an attractive focal point, with a decorative metal insert, timber surround and polished tiled hearth. Timber shelving has been fitted within the chimney alcove.

## Kitchen / Dining Room

A well-proportioned, sociable space with ample room for a six-seat dining table. It is fitted with a range of good-quality Shaker-style wall and base units, complemented by white metro tiled splashbacks. Double-glazed French doors with matching side panels and toplights open onto the timber decked seating area and bring excellent natural light into the room.

## Utility / Cloakroom

A practical and well-planned space accessed fitted with a Belfast-style sink with chrome pillar taps and a base unit beneath. Additional storage is provided by a run of wall-mounted cupboards, and there is a granite-effect worktop with space for a washing machine and further appliances. The walls are finished with contrasting metro tiling. A part-glazed panelled door, with side and toplights, opens to the rear courtyard and provides good natural light. The room also incorporates a close-coupled toilet.





DAVID COSBY  
ESTATE AGENTS



# The Property

## First Floor Landing

A galleried landing with turned balustrades and handrail, finished with cut-pile carpet and retaining high ceilings with picture rails. A hinged ceiling hatch provides access, via a pull-down ladder, to a partially boarded loft space. There is also a useful over-stairs cupboard housing the combination boiler. White panelled doors lead to the three bedrooms and the family bathroom.

## Bedroom One

A spacious double bedroom featuring a leaded-light segmental bay window to the front, enjoying views towards St Andrew's Gate House. The room is finished with plush cut-pile carpet and benefits from high ceilings with ovolو coving. An open fireplace provides a period focal point, with a decorative metal surround and a polished granite hearth. There is ample space for freestanding wardrobes, complemented by a useful built-in cupboard with hanging rail and upper shelving.

## Bedroom Two

A further generous double bedroom positioned to the rear of the property, enjoying views over the well-tended garden through a large multi-pane casement window. The room is finished with plush cut-pile carpet and retains an open fireplace with decorative surround and polished granite hearth.

## Bedroom Three

A double bedroom positioned centrally within the house, with a large window overlooking the courtyard area. The room includes a good-sized storage cupboard fitted with slatted pine shelving behind double-opening doors. Finished with cut-pile carpet, it also retains picture rails, in keeping with the period character of the property.

## Family Bathroom

A bright and well-presented bathroom fitted with a modern three-piece suite comprising a bath with chrome pillar taps and a traditional rainfall shower with separate hand shower, together with a ceramic wash hand basin set into a full-length vanity unit. A concealed-cistern toilet is integrated within the vanity arrangement, creating a clean, streamlined finish. Natural light is provided by two frosted casement windows, and mechanical extract ventilation is installed. The floor is finished with slate-effect laminate, while geometric tiling has been fitted to the bath and shower area. Heating is provided by a traditional column-style radiator incorporating a chrome towel rail.





# Grounds

## Front Aspect

The property presents an attractive and distinctive 1930s façade, drawing on Arts and Crafts influences associated with the late Victorian and Edwardian periods. The frontage includes a Tudor-style gabled elevation, a segmental bay rising through two storeys, and a recessed entrance porch beneath a canopy. Set well back from Billing Road, the house is approached through a decorative metal gate within a traditional brick boundary wall with curved brick copings and brick piers. The front garden is largely gravelled for ease of maintenance, with a central acer and established low-level conifers. A pathway leads to the entrance porch, which features a terracotta threshold step and a clay-tiled canopy above.

## Rear Garden

The rear garden is a good size and benefits from both pedestrian and vehicular access via the service road running along the rear of the property. Immediately adjoining the house is a generous timber decked terrace, accessed directly from the kitchen/dining room via patio doors and well suited to outdoor seating and entertaining. Steps descend from the deck to the main lawned garden, where a stone-slab pathway leads through to the garage/workshop. The garden is neatly maintained, enclosed by brick boundary walls and well planted with established shrubs and borders. A pergola provides a pleasant, more sheltered seating area, and a timber ledged and braced gate gives access to the rear alleyway.

## Garage

A substantial semi-detached, brick-built garage with pebble-dashed elevations and a dual-pitched roof clad in natural slate. The building benefits from an impressive eaves height and offers excellent space for vehicle storage as well as a workshop area. A built-in work surface is positioned beneath a side window, providing useful natural light. Power and lighting are connected. Vehicular access is provided by an aluminium up-and-over door, with separate pedestrian access via a ledged and braced timber door.



## Location

The property occupies a desirable stretch of Billing Road, conveniently placed for day-to-day amenities and within comfortable walking distance of Northampton Town Centre and Northampton General Hospital. Wellingborough Road is also close at hand, offering a varied mix of independent shops, cafés and restaurants.

Abington Park, widely regarded as one of Northampton's most attractive open spaces, is nearby. Extending to around 100 acres, the park offers established landscaped grounds with two lakes, a café, children's play areas, sports facilities and a fitness trail, together with the Abington Park Museum and the distinctive bandstand which hosts seasonal events.

For commuters, the location provides straightforward access to the M1 motorway and to Northampton railway station, with services to London Euston.

Schooling is well catered for, with Northampton School for Boys close by, together with Abington Vale Primary and Bridgewater Primary. Independent options in the wider area include Quinton House and Northampton High School for Girls, along with additional schools in nearby towns.

## Property Information

**Local Authority:** West Northamptonshire Council (Northampton Area)

**Services:** Water, Drainage, Gas, & Electricity

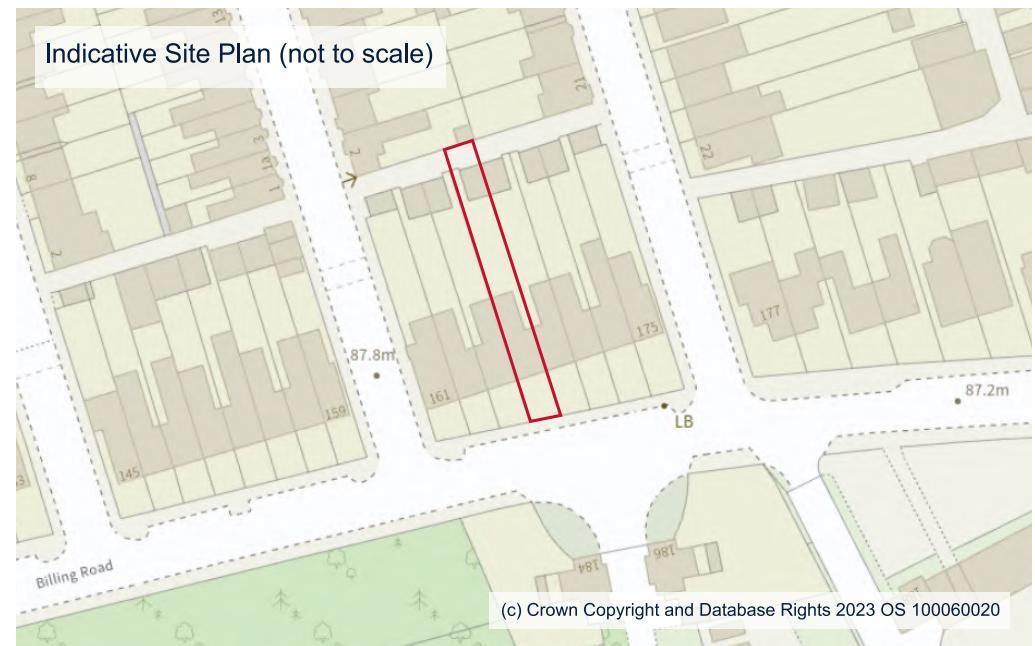
**Council Tax:** Band D **EPC:** Rating D

**Broadband:** Ultrafast Broadband available with up to 1800Mbps download

### 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.



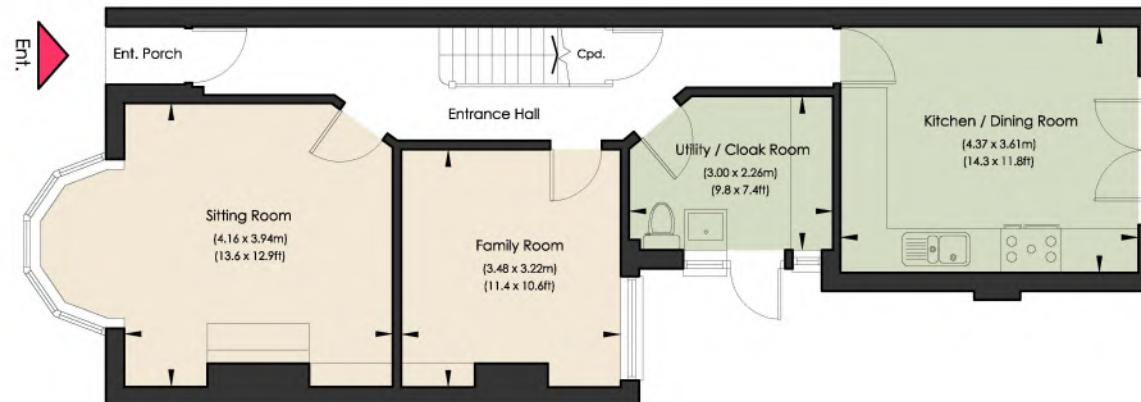
# Billing Road, Northampton, NN1 5RS

Approximate GIA (Gross Internal Floor Area) Exc. Garage = 130 sqm (1400 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.



GROUND FLOOR GIA = 65 sqm (700 sqft)



GARAGE FLOOR GIA = 20 sqm (215 sqft)



FIRST FLOOR GIA = 65 sqm (700 sqft)



ABINGTON  
01604 979628  
[enquiries@davidcosby.co.uk](mailto:enquiries@davidcosby.co.uk)  
[www.davidcosby.co.uk](http://www.davidcosby.co.uk)



 DAVID COSBY  
ESTATE AGENTS

# Thinking of Selling?



## MAKE SURE YOUR ESTATE AGENT IS REGULATED BY THE RICS

David Cosby Chartered Surveyors & Estate Agents are an RICS regulated firm and have the benefit of Surveying and Legal expertise to help with your sale and purchase. Estate Agents who are regulated by the RICS uphold the core principles of transparency and provide the highest level of professional standards and ethics.

We are so confident in the professional service we provide that we have no fixed term contract or tie in periods, and our current rate is just **1% Including VAT** on a **No Sale - No Fee** basis.

As an independent family run business with your best interests at heart we are able to provide a comprehensive personal service that cannot be matched by the larger corporate firms.

If you are considering selling or would like further information then please contact us on **01604 979628** to arrange a no obligation market appraisal. Alternatively, visit our website at **davidcosby.co.uk**



**Gareth Powell**  
**MARLA**  
Sales & Lettings Manager



**David Cosby**  
**MRICS**  
Director | Building Surveyor



**Virginia Church**  
**MRICS**  
Building Surveyor



**Natasha Cosby**  
**MNAEA | Solicitor**  
Director | Practice Manager



**Sadie Tyson**  
**MNAEA**  
Sales & Lettings Agent



@ [enquiries@davidcosby.co.uk](mailto:enquiries@davidcosby.co.uk)

01604 979628

[www.davidcosby.co.uk](http://www.davidcosby.co.uk)