



Connells

Colwyn Road  
Northampton



## Property Description

Connells are pleased to present to you this stunning Victorian terrace property located a short walk from Avenue Campus. This property, rich in character and period features, offers a unique blend of traditional elegance and modern convenience.

As you step inside, you are greeted by a recessed porch with a mosaic tiled step that leads to the main accommodation. The entrance hall, adorned with sash windows, deep skirting boards, picture rails, and ceiling cornices, gives a glimpse of the property's charm.

The ground floor features a through entrance hall with door to steps leading to the rear garden, a sitting room with bi-fold stripped wood doors opening to a further reception room, a shower room, and a drawing room with a feature fireplace and shelved alcoves overlooking the garden.

The first floor houses three large bedrooms and a bathroom, with stairs rising to a generous attic bedroom with an en-suite shower room. The full basement comprises a large fitted kitchen and an expansive living/dining space, with steps leading up to the garden.

Step outside, and you will find a beautiful garden extending over 90' in length, with a rear gate accessing the racecourse.

## Entrance Porch

Enter via double glazed door to the front aspect.

## Entrance Hall

Stained glass door to the rear garden. Wall mounted radiator. Stairs to basement. and stairs rising to the first floor.

## Shower Room

Obscured sash window to the side aspect. Wall mounted radiator. WC and wash hand basin Towel rail radiator.

## Lounge

13' 10" x 13' 6" ( 4.22m x 4.11m )

Sash window to the front aspect. Chimney breast with fire place. Bi Folding paneled doors to the dining room.

## Dining Room

13' x 11' 7" ( 3.96m x 3.53m )

Sash window to the rear aspect. Chimney breast with fireplace. Wall mounted radiator.

## Reception Room

14' 11" x 9' 11" ( 4.55m x 3.02m )

Sash window to the rear aspect. Chimney breast with fireplace. Wall mounted radiator.

## Kitchen / Diner

24' 7" x 10' 6" ( 7.49m x 3.20m )

Wall and base units. Worksurfaces. Sink and drainer unit. Gas hob with hood over. Built in electric oven. Space for white goods. Bay window to the rear aspect. Door leading to the rear with steps to the garden. Wall mounted radiator.

## First Floor Landing

Access to loft space and stairs rising to second floor.

## Bedroom One

13' 4" x 17' 2" ( 4.06m x 5.23m )

Two sash windows to the front aspect. Chimney breast with fireplace. Storage cupboard. Wall mounted radiator.

## Bedroom Two

13' 2" x 11' 7" ( 4.01m x 3.53m )

Sash window to the rear aspect. Wall mounted radiator. Chimney breast

## Bedroom Three

13' 4" x 11' 7" ( 4.06m x 3.53m )

Sash window to the rear aspect. Wall mounted radiator. Chimney breast.

## Bedroom Four

22' 3" x 14' 2" ( 6.78m x 4.32m )

Twin sash windows to the rear aspect. Velux window to the front aspect. Two wall mounted radiator. Access to loft space.

## En Suite

Velux window to the front aspect. Shower cubicle, wash hand basin and low level WC. Wall mounted radiator.

## Bathroom

Roll top bath, shower, wash hand basin and low level WC. Airing storage cupboard with tank system. Wall mounted radiator.

## Outside

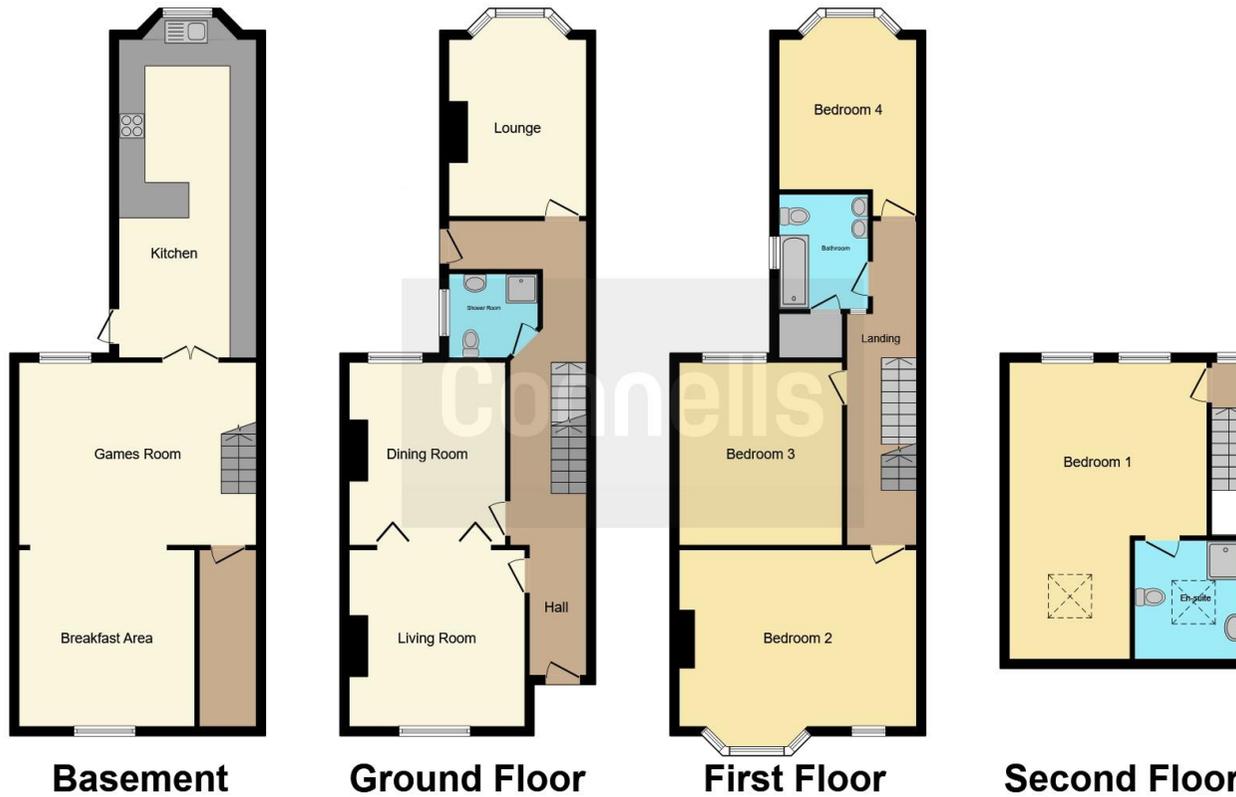
## Rear Garden

Laid to lawn. Patio area. Over 90 foot and backs onto the racecourse. enclosed by brick wall.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: D**

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Tenure: Freehold



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