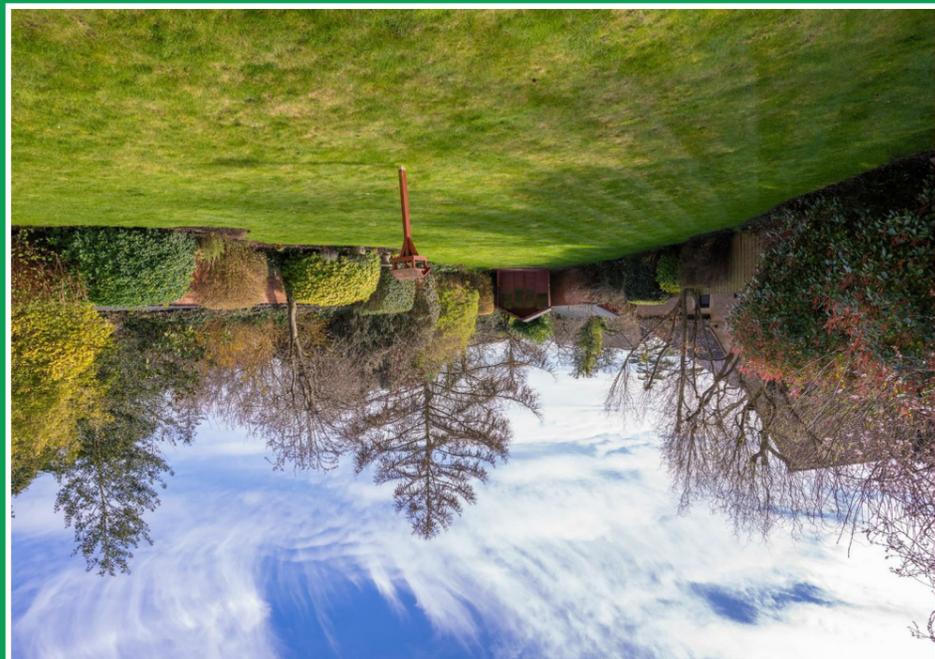
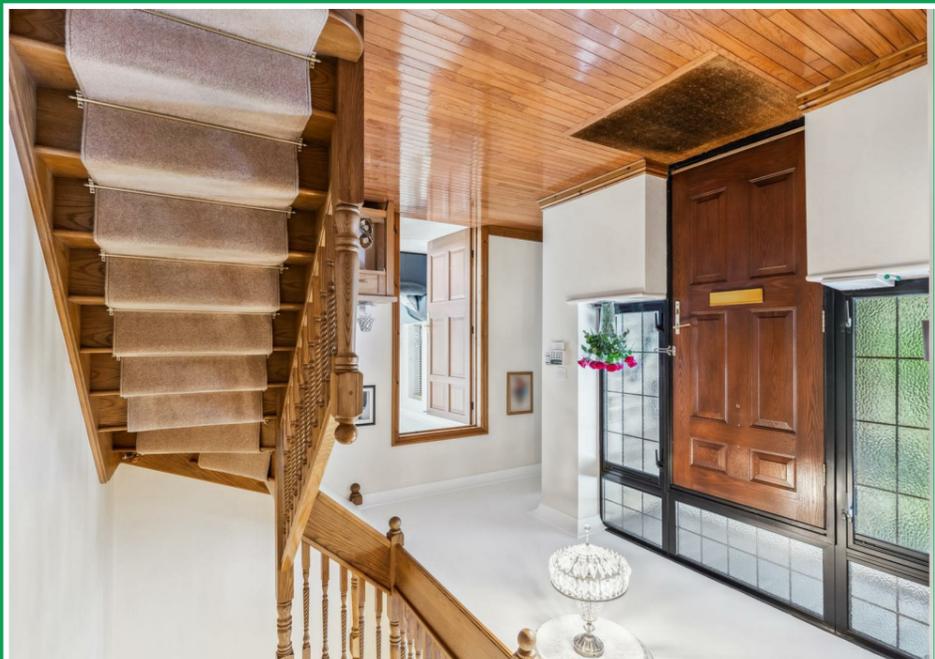


www.richardgreener.co.uk

9 Westleigh Office Park, Northampton, NN3 6BW  
T: 01604 230222 F: 01604 232627

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ESTATE AGENTS



Cleveland House, 3c The Avenue, Dallington, Northampton, NN5 7AJ

# Cleveland House, 3c The Avenue, Dallington, Northampton, NN5 7AJ

This very attractive Arts and Crafts style four bed roomed stone built house offers particularly spacious accommodation ideal for the growing family with four reception rooms, kitchen/breakfast room, master bedroom with dressing and shower en suite and two further bedrooms with en suite facilities. The family bathroom has been re-fitted to an excellent standard and the house stands in private south facing lawned gardens with an integral double garage and further private off road parking space. The Avenue is a private road of individual period and more recent high premium houses close to Dallington Park and within walking distance of Northampton Castle railway station.

## Price £825,000 Freehold

### GROUND FLOOR

#### RECEPTION HALL

16' x 9'3"

The spacious central hall has an attractive natural oak strip floor and contains the stairs rising to the first floor with hardwood panelled doors leading to the four reception rooms with a further oak strip inner hall leading to the kitchen.



#### LOUNGE

20'6" x 14'7"

A through room with window to the front elevation, coved ceiling and open hearth fireplace with gas living flame fire and stone mantle. There is a TV point and French doors opening to the south facing terrace and garden beyond.



#### FAMILY ROOM

11'9" x 11'4"

Ideal for use as a second sitting room or TV room there are stone mullioned windows to the front elevation and a statement wall with TV point.



#### CLOAKROOM

5'1" x 4'2"

With oak strip flooring and white suite of WC and washbasin.

#### DINING ROOM

14'4" x 11'10"

A well proportioned room with two casement window and French doors also opening to the south facing rear garden.



#### STUDY

8'11" x 8'4"

Located at the rear of the house with windows overlooking the gardens.



#### KITCHEN/BREAKFAST ROOM

17'7" x 12'5"

Fitted with extensive Beech hardwood floor and wall cabinets with polished granite work surfaces and Belfast sink there is concealed worktop lighting and integrated fridge and freezer as well as integrated Neff dishwasher. The focal point is the Rangemaster range cooker with two ovens, grille and five place gas hob beneath a vented extractor hood. There is ample space for a breakfast table and there are mullioned windows overlooking the rear garden and a door gives access to:-



#### UTILITY ROOM

7'10" x 6'4"

Also with floor mounted cabinets and stainless steel sink there is plumbing for washing machine, point for tumble dryer and a door leading to the side gate and to the rear garden.

#### FIRST FLOOR

##### LANDING

20'5" x 12'6" min

The spacious landing contains a walk in linen cupboard with slatted shelving and Megaflow hot water cylinder, there are windows to the front elevation, a roof void hatch and doors to:-

##### MASTER BEDROOM ONE

18'3" x 13'3"

With vaulted ceiling and four casement mullioned windows to the front elevation there is a TV point and door to:-



##### DRESSING ROOM EN SUITE

7'7" x 6'

With range of built in wardrobes with shelving and hanging space, an archway leads to:-

##### SHOWER EN SUITE

9'3" x 7'6"

With white suite of Quadrant ceramic tiled rainshower with glazed sliding doors, washbasin and WC.

#### BEDROOM TWO

17'8" x 12'

This very spacious double room overlooks the rear garden and contains a range of built in wardrobes to one wall with quadruple access doors.



#### BEDROOM THREE

13'5" x 13'5"

An attractive double room overlooking the rear garden and with built in wardrobes. A door leads to:-



#### JACK AND JILL SHOWER

10'4" x 6'3"

Standing en suite to both bedrooms three and four with a ceramic tiled shower cubicle, washbasin and WC, there is a window to the front elevation and a door to:-

#### BEDROOM FOUR

11'8" x 11'8"

Another double bedroom with statement wall, built in wardrobe and windows to the front elevation.

#### FAMILY BATHROOM

10'3" x 9'8"

Re-fitted in 2021 with a white suite of twin ended bath with wall mounted mixer tap, washbasin with cupboards under and countertop, WC with concealed cistern and ceramic tiled rainshower, there is a hi gloss porcelain tiled floor, ceramic wall tiles and vertical heated towel rail.



#### LOCATION

Cleveland House stands on the south side of The Avenue which is a private road close to Dallington Park. The house was constructed in 2000 by Francis Jackson Homes to a Lutyns style with dressed stone mullioned windows of powder coated aluminium double glazing, dressed kneelers and quoins beneath a pitched tiled roof. The gardens extend to approximately 0.19 of an acre.

#### SERVICES

Main drainage, gas, water and electricity are connected and central heating is through a Vaillant gas fired boiler also providing hot water through a Heatrae Sadia Megaflow mains pressure unvented hot water system.

#### OUTSIDE

The house stands back from the road behind an established privet hedge and a stand of tall mature trees including Yew and Cypress with a private gravel drive leading to off road parking in front of the integral double garage. There is a gated side pedestrian access to the rear garden.



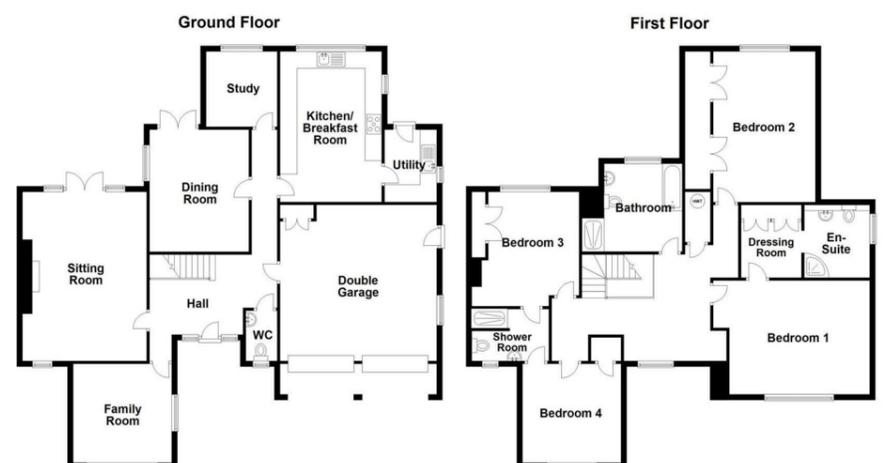
#### REAR GARDEN

Approached by a paved terrace standing within a brick wall and creeper clad trellised fence where there is a circular hot tub, the terrace opens on to the lawns which stretch away from the house in a southerly direction with well stocked flower borders with mature shrubs, walled and fenced boundaries and with a timber summerhouse at the far end.



#### HOW TO GET THERE

From Northampton town centre proceed in a westerly direction along the Weddon Road and passing the railway station and into St James. Fork right at the traffic lights junction onto the A428 Harlestone road and through the next set of traffic lights. Proceed up the hill towards Dallington Park and with the park on your right turn left into The Avenue. Cleveland House stands on the left hand side.



For illustration purposes only - not to scale