

NEW INSTRUCTION



DEBDALE ROAD

The Headlands, Northampton, NN3 2TR



DAVID COSBY
ESTATE AGENTS



Debdale Road

The Headlands, Northampton NN3

Total GIA (Including Garage) Approx. 110 sqm (1184 sqft)

Features

- 1950s semi-detached family home
- Three bedrooms
- Off-road parking
- Attached Single Garage
- Well-tended front and rear gardens
- Good condition throughout
- Open plan sitting /dining room
- Ground Floor WC

Description

A well-presented 1950s semi-detached family home occupying an established plot on Debdale Road, with off-road parking, an attached single garage and carefully maintained gardens to both the front and rear. The property is of traditional red-brick construction, with characteristic tile-crease window sills beneath a dual-pitched roof clad with concrete tiles.

On the ground floor, a central entrance hall provides access to the principal accommodation, which comprises a sitting room overlooking the front garden, an adjoining dining room with sliding patio doors opening onto the rear terrace, and a generously proportioned kitchen overlooking the garden. A covered side passage/utility area links the front and rear of the property and provides access to the garage, together with provision for laundry appliances and a separate ground-floor WC. The first floor is arranged around a naturally lit central landing and provides two double bedrooms, a further smaller bedroom and a modern shower room. There is also useful built-in storage, including an airing cupboard and fitted cupboards to the bedrooms.

Outside, the property is set back behind a neatly maintained front garden and driveway providing off-road parking. The rear garden is a particular feature, with a generous paved terrace adjoining the house, a central lawn, established shrubs, perennial planting and useful garden storage. Situated within an established residential area on the eastern side of Northampton, the property is conveniently placed for the amenities of Weston Favell, Abington and the wider town, together with local schools, recreational facilities and road connections.

A WELL-PRESENTED 1950S THREE-BEDROOM
SEMI-DETACHED HOME WITH TWO RECEPTION
ROOMS, ATTACHED GARAGE, OFF-ROAD PARKING AND
A GENEROUS, ESTABLISHED GARDENS



Accommodation

Entrance Hall

Centrally positioned, the entrance hall is approached through a panelled entrance door with decorative glazed upper panels and adjoining side light. The generously proportioned hall has traditional paisley-patterned carpeting and a recessed coir entrance mat. A staircase with bullnose bottom step, solid balustrade and timber capping rises to the first floor, while white four-panel doors open to the sitting room and kitchen. An understairs cupboard houses the digital gas meter and provides storage for coats and footwear.

Kitchen

Located to the rear of the property, the kitchen has a three-light casement window overlooking the rear garden. It is fitted with a good range of timber-effect base and wall units with roll-top work surfaces, incorporating a stainless steel sink and drainer with chrome mixer tap. There is a built-in double electric oven with four-burner gas hob above, together with a top-hung metal-framed window providing borrowed light from the adjoining side passage/utility area. The floor is finished with geometric-patterned sheet vinyl, with ceramic tiling above the work surfaces.

Sitting Room

Positioned to the front of the property, the sitting room has a large six-light casement window overlooking the front garden. A feature fireplace incorporates a polished tiled hearth and inset open-flame gas fire, while a wide opening with sliding screen connects the room with the adjoining dining room. The floor is laid with cut-pile carpet.

Dining Room

The dining room is positioned to the rear and has double-glazed sliding patio doors providing views over, and direct access to, the rear garden. Matching carpet continues through from the sitting room and a white four-panel door opens to the kitchen.





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Accommodation

Side Passage / Utility Area

The covered side passage/utility area forms a practical link between the main accommodation and attached garage, while also providing direct access between the front and rear gardens. Painted masonry walls are complemented by a monopitch Georgian-wired glazed roof and double-glazed panels to the rear, providing good natural light. A two-panel glazed door opens directly onto the rear patio.

Ground Floor WC

The covered side passage/utility area forms a practical link between the main accommodation and attached garage, while also providing direct access between the front and rear gardens. Painted masonry walls are complemented by a monopitch Georgian-wired glazed roof and double-glazed panels to the rear, providing good natural light. A two-panel glazed door opens directly onto the rear patio.

Bedroom One

A well-proportioned double bedroom positioned to the front of the property, with a five-light casement window overlooking the front aspect. The room has plaster ovolo coving and cut-pile carpet.

Bedroom Two

A further double bedroom overlooking the rear garden through a four-light casement window. The room has plaster coving, decorative cut-pile carpet and a two-door fitted cupboard providing hanging space and shelving.

Bedroom Three

A smaller bedroom positioned to the front right-hand side of the property, with a three-light casement window overlooking the front aspect. The walls have a two-tone decorative finish divided by a profiled dado rail, while the floor is laid with loop-pile carpet.

Shower Room

The shower room is fitted with a modern three-piece suite comprising a double-width walk-in shower with hinged tempered-glass screen and full-height terrazzo-style wall panels. A WC with concealed cistern and wash hand basin with chrome mixer tap are set within a contemporary vanity unit incorporating storage. The remaining walls are finished with full-height ceramic tiling and a frosted three-light casement window provides natural light and ventilation.





Grounds

Front Aspect

The property is set back from Debdale Road behind a neatly maintained privet hedge and low-level brick boundary wall. Brick piers define the driveway, which provides off-road parking for one vehicle and leads to the attached garage. The front garden is principally gravelled, with established shrubs and perennial planting arranged within raised brick-edged borders. A pathway extends across the frontage, with a matching privet hedge forming the left-hand boundary and a facing brick wall with brick-on-edge coping to the right. The main entrance is approached beneath a projecting canopy and comprises a traditionally styled panelled door with decorative glazing and adjoining glazed side panel, providing natural light to the entrance hall.

Rear Garden

The south-west facing rear garden is a particularly attractive and well-tended feature of the property, with a generous two-level paved terrace immediately adjoining the house and providing ample space for outdoor seating and dining. The terrace can be accessed directly from both the side passage/utility area and the sliding patio doors from the dining room. Steps rise to the main central lawn, which is flanked by pathways extending towards the rear of the garden. The borders are well stocked with a varied range of mature shrubs and perennial planting, including Japanese maple and wintersweet, with established hedging contributing to the sense of enclosure. Positioned towards the rear left-hand side is a timber garden shed with profiled steel roof, power and lighting, together with a concrete hardstanding area to the front. The boundaries comprise a mixture of concrete post and wire fencing to the right-hand side and timber post-and-panel fencing with upper trellising to part of the left-hand side, with the remainder of the left boundary formed by privet hedging. A further small timber garden shed and low-level store are positioned towards the front right-hand corner of the garden, providing additional storage.

Garage

The attached single garage is of facing brick construction beneath a reinforced concrete roof. Vehicular access is provided by an up-and-over door and the solid concrete floor has a sheet vinyl covering. The garage is equipped with power and lighting and provides space for vehicle parking and storage. Pedestrian access is available from the adjoining side passage/utility area via a timber sliding door.





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Location

Debdale Road is situated within the established residential area of The Headlands, on the eastern side of Northampton, conveniently positioned for neighbouring Abington and Weston Favell. The locality is predominantly residential and is well placed for a broad range of everyday amenities.

Shopping and day-to-day services are readily accessible, with Weston Favell Shopping Centre providing a wide selection of shops, services and places to eat, together with supermarket facilities. Further independent shops, cafés, restaurants and other amenities can be found along Wellingborough Road and within the wider Abington area. For recreation, Abington Park is within easy reach and provides extensive established parkland with lakes, sports facilities, a museum, café and children's play facilities. The surrounding area also offers a variety of leisure and recreational opportunities.

A selection of schools serves the locality, with Headlands Primary School and Weston Favell Academy both situated close to Debdale Road, together with a number of other primary and secondary schools across the surrounding area. Prospective purchasers should make their own enquiries regarding current admissions and catchment arrangements.

Road communications are convenient, with access available to the A43 and A45, which provide connections around Northampton and onwards towards the M1 motorway. Northampton railway station is approximately 4.5km from Debdale Road and provides regular rail services towards London Euston and Birmingham New Street, making the location practical for travel both within the region and further afield.

Property Information

Local Authority: West Northamptonshire Council

Services: Gas, Electricity, Water, and Drainage

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

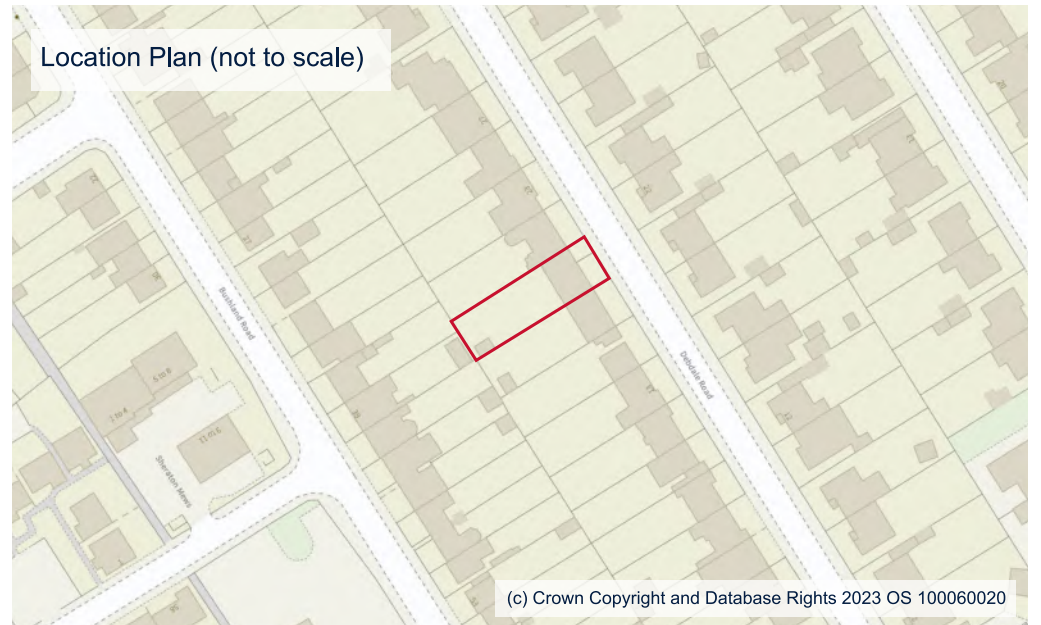
Heating: Gas Central Heating

Broadband: Ultra Fast 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.



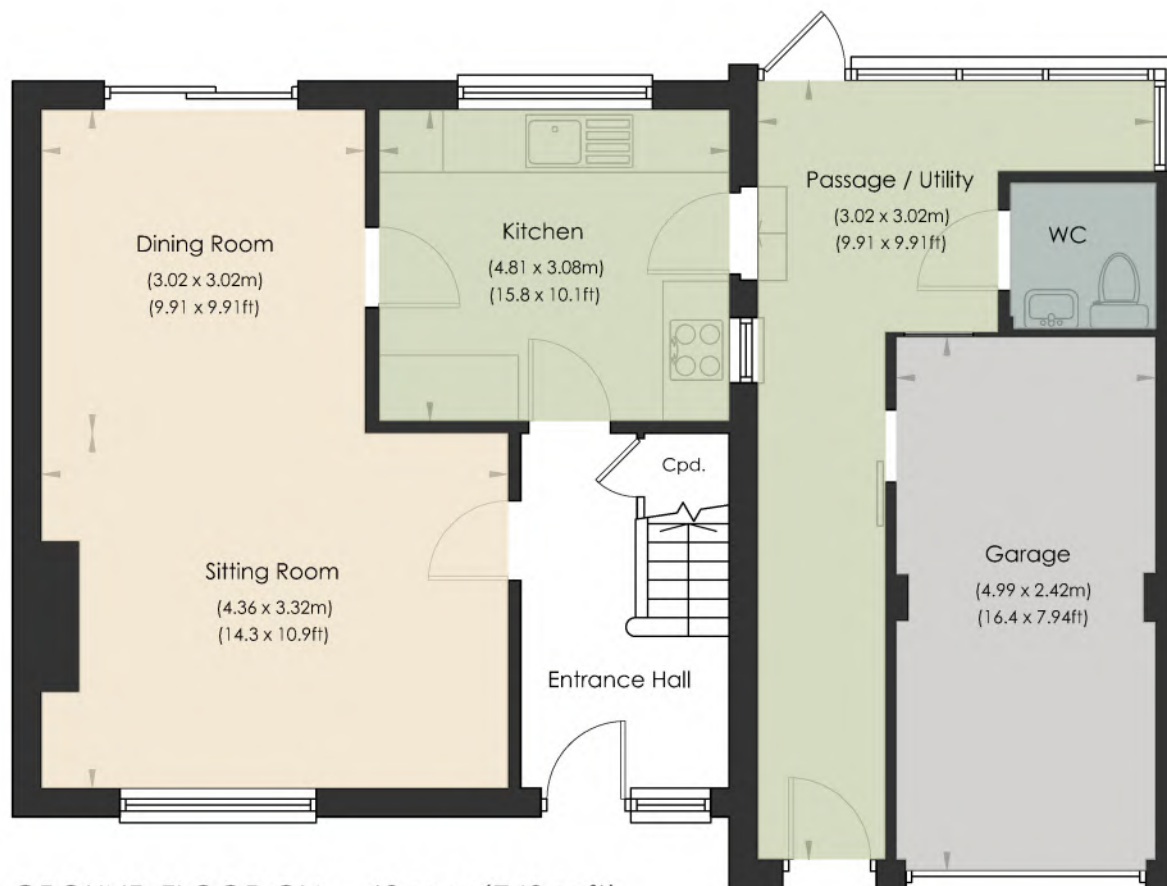
Debdale Road, Northampton, NN3 2TR

Approximate GIA (Gross Internal Area) Inc. Garage = 110 sqm (1184 sqft)

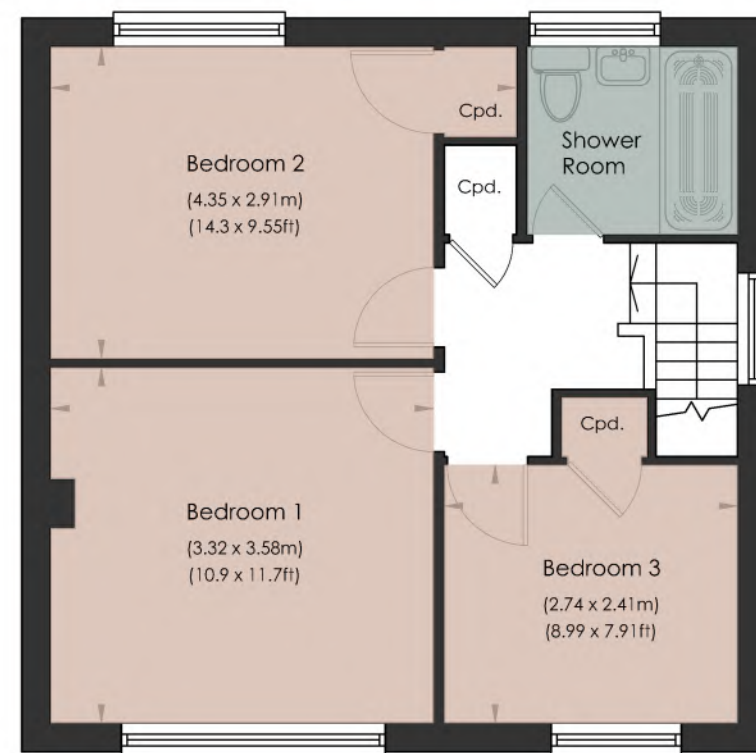


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This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. 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 = 69 sqm (742 sqft)



GROUND FLOOR GIA = 41 sqm (441 sqft)





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