



**Connells**

Colwyn Road  
Northampton



## Property Description

A substantial four-storey Victorian terrace in the heart of one of Northampton's most sought-after areas.

Set within the historic Boot & Shoe Quarter, this impressive family home offers the perfect blend of period charm and modern convenience.

Ground-Floor: A welcoming lounge with original high skirting boards and a period fireplace leads to a separate, elegant dining room ideal for formal entertaining. The open-plan kitchen/breakfast room benefits from plentiful natural light and direct access to the rear garden.

First Floor: Three generously-sized double bedrooms share a tastefully-appointed family bathroom, providing ample space for a growing family.

Second Floor: A large master bedroom with a private dressing area offers a peaceful retreat.

Basement: The three-part cellar comprises a lounge area, a utility space and a sizeable storage room – perfect for wine storage, a gym, or hobby room.

Original Features: Retained sash windows, decorative cornices, high skirting boards and period fireplaces throughout lend authentic Victorian character.

Outside: The property enjoys a mature garden that backs onto the scenic Racecourse Park a rare find in the town centre.

## Entrance Hall

Enter via wooden doors to the front aspect. Wall mounted radiator.

## Lounge

Sash window to the front aspect. Chimney breast with open fire. Wall mounted radiator.

## Dining Room

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

## Kitchen / Diner

Bay window to the rear aspect. Base units. Worksurfaces. Sink and drainer unit. Space for white goods. Door and window to the side aspect. Wall mounted radiator.

## First Floor Landing

Wall mounted radiator.

## Bedroom Two

Two sash windows to the front aspect. Chimney breast. Wash hand basin. Built in wardrobe. Wall mounted radiator.

## Bedroom Three

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

## Bedroom Four

Sash window to the rear aspect. Chimney breast. Wash hand basin. Built in wardrobe. Wall mounted radiator.

## Bathroom

Bath, wash hand basin and low level WC. Sash window to the side aspect. Wall mounted radiator.

## Second Floor Landing

Sash window to the rear aspect.

## Bedroom One

Sash window to the rear aspect. Skylight to the front aspect. Wash hand basin. Walk in wardrobe. Wall mounted radiator.

## Cellar

## Roome One

Double glazed window to the front aspect. Storage cupboards. Wall mounted radiator. Fuse board and gas meter

## Room Two

Plumbing for white goods.

## Room Three

Wooden door to the side aspect.

## Shower Room

Shower cubicle.

## Outside

## Rear Garden

Laid to lawn. Graveled Patio area. Enclosed by wall with access to the racecourse.

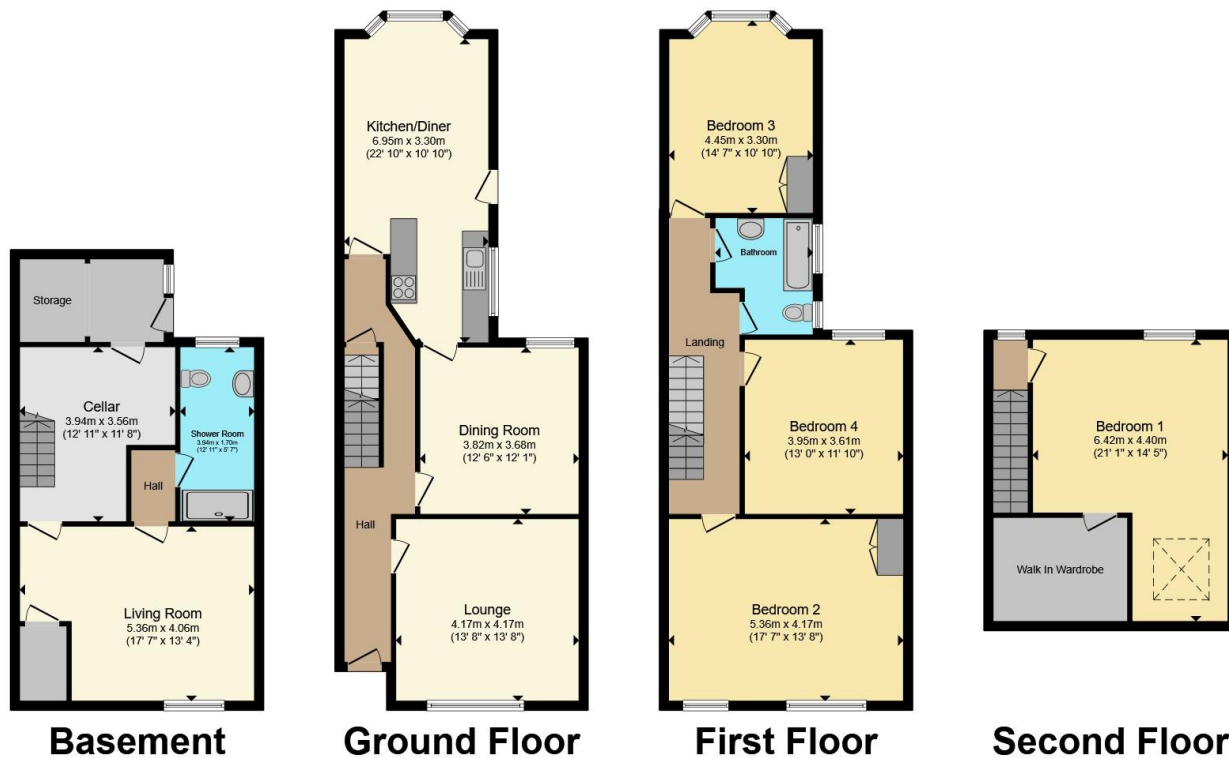
## Parking

On street.









Total floor area 218.6 m<sup>2</sup> (2,353 sq.ft.) approx

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EPC Rating: E Council Tax  
 Band: C

Tenure: Freehold

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