



# 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 1930's Arts and Crafts inspired family home located on the sought-after Billing Road with front aspect views of the historic St Andrews Gate House. The property is set well back with an enclosed front garden and has separate pedestrian and vehicular access to a well-tended rear garden with large brick garage / workshop, lawned area, and timber deck patio. Internally, the property retains period characteristics including open fireplaces, segmental bay windows, high ceilings, picture rails and covings. At ground floor, the accommodation includes entrance hall, sitting room, utility/cloak room, family room, and open plan kitchen / dining room with patio doors to the rear garden. First floor accommodation comprises a galleried landing, three double bedrooms, and a family bathroom.



This stylish period property is located on a desirable stretch of Billing Road, close to a wide range of amenities with Northampton Town Centre and the General Hospital being just a short walk away.

# The Property

## Entrance Lobby

A traditional styled 4-panel door with locking mechanism and half-moon top light opens to the main entrance hall and provides natural lighting. Floors are finished with solid oak boards which extend through to the kitchen/dining room. A straight flight of timber stairs with turned balustrades and carpeted treads and risers extends to the first-floor accommodation. An original panelled door opens to a useful under stairs cupboard.

## Sitting Room

The sitting room has a stunning leaded-light segmental bay window which provides good natural lighting and overlooks the front aspect with onward views to St Andrews Gate House. Floors have plush cut pile carpet and walls are finished with decorative lining paper and emulsion. Profiled covings and picture rails have been retained and there is a feature fireplace with stone surround and tile infill and hearth.

## Family Room

Located to the centre of the property, the family room has a large window overlooking the rear courtyard area providing good natural lighting and is fitted with solid oak flooring which flows through from the entrance hall. Walls are partly finished with tasteful decorative lining paper and there is an open fireplace with decorative metal insert, traditionally styled timber surround, and polished tiled hearth. Timber shelving has been fitted to the chimney alcove.

## Kitchen / Dining Room

Accessed via a glazed timber frame door from the entrance hall, the kitchen / dining room is a good-sized space with ample room for a 6-seater table and is fitted with a range of good quality Shaker style base and wall units with white metro wall tiles. Double glazed French doors with matching side and top lights open to the timber deck patio area and provide fantastic lighting to the kitchen.

## Utility / Cloakroom

A useful space accessed off the main entrance hall and fitted with a large Belfast style sink with with base unit below. Further storage space is provided by a row of wall units and a granite effect worktop has been fitted with space for washing machine and additional space for further appliances. A part-glazed door with side and top lights opens to the courtyard area and provides natural lighting. The utility is also fitted with a convenient close-coupled WC.





# The Property

## First Floor Landing

The galleried first floor landing has turned balustrades and handrails, cut-pile carpet, and high ceilings with picture rails. A hinged ceiling hatch leads to a partially boarded loft space via built-in ladder, and there is a handy over-stairs cupboard which houses the combination boiler. White panelled doors open to the bedrooms and family bathroom.

## Bedroom One

A spacious double bedroom with leaded light segmental bay window overlooking the front aspect with views of St Andrews Gate House. Floors are finished with plush cut-pile carpets and ovolo coving have been fitted to the high ceilings. The open fireplace has a decorative metal surround and is fitted with a polished granite hearth. There is ample space for freestanding storage units; however, a useful built-in cupboard has been provided with clothes rail and upper shelving. Further natural lighting is provided to this bedroom via a casement window to the front elevation.

## Bedroom Two

A further large double bedroom to the rear of the property, again with open fire place fitted with decorative surround and polished granite hearth. Floors are finished with plush cut-pile carpet and there is a large 6-unit casement window overlooking the well-tended rear garden.

## Bedroom Three

A double bedroom located to the centre of the property with a large window overlooking the courtyard area. Bedroom three also benefits from a good-sized storage cupboard with slatted pine shelves and double swing doors. Floors are finished with cut-pile carpet and picture rails have been installed.

## Family Bathroom

A bright and stylish space fitted with a three-piece suite comprising a bath with chrome pillar taps and a traditional rainfall shower rose with hand shower attached, ceramic wash hand basin with chrome mixer tap set within a full-length vanity unit with WC incorporating a concealed cistern. Natural lighting is provided by two separate casement windows with frosted glazing and mechanical extract ventilation has been installed. Floors are finished with slate effect laminate flooring. Geometric wall tiling has been fitted above the bath and shower, and heating is provided by a traditional column style radiator with chrome towel rail.





# Grounds

## Front Aspect

The distinctive 1930s facade is inspired from the Arts & Crafts architects of the late Victorian and Edwardian periods and provides a beautiful street scene with Tudor gable frontage, segmental double-height bay window, and recessed entrance porch with canopy over. The property is set well back from Billing Road and is accessed via a decorative metal gate set within a traditional brick boundary wall with curved brick copings and piers. The garden is mainly laid to gravel and incorporates central Acer Tree and low-level Conifers to the front. A pathway extends to the entrance porch which has a terracotta step and clay tiled canopy over.

## Rear Garden

The rear garden is of a good-size and benefits from pedestrian and vehicular access via an access road which runs along the rear of the property. There is a large timber decking area adjacent to the rear elevation of the property which can be accessed via the patio door to the kitchen / dining room, providing the perfect space for entertaining and al-fresco dining. Steps lead down from the timber patio area to the main lawned garden with a stone slab pathway leading to the garage / workshop. This well-tended garden has perimeter brick garden walls, carefully arranged shrubs and plants, and peaceful pergola area. A timber ledged and braced gate opens to the alleyway.

## Garage

A large semi-detached brick structure with pebble-dash render and a dual-pitched roof clad with natural slate. The garage has an impressive eaves height and provides ample space for car storage and workshop with a built-in work surface located beneath a window to the side elevation. Power and lighting have been connected and a slatted ledged and braced door provides pedestrian access with vehicular access via an aluminium up-and-over door.

## Thinking of Selling?

Let our team of expert Chartered Surveyors and Estate Agents provide you with a no-obligation valuation. Leveraging our extensive experience and in-depth market insights, along with a blend of local and online marketing strategies, we ensure your property captures attention and stands apart in the marketplace. Contact us to schedule your free property valuation and take the first step towards a successful sale.



## Location

This stylish period property is located on a desirable stretch of Billing Road, close to a wide range of amenities with Northampton Town Centre and the General Hospital being just a short walk away.

The property is also close to Abington Park - Northampton's oldest park dating back to 1897. Abington Park has landscaped grounds extending to approximately 100 acres and is situated on the remains of a medieval village with some buildings surviving over seven centuries. There are two lakes, a café, fitness trail, sports facilities and play area. Events are held in the park over the summer months in the 500-year-old museum and music events are staged from the beautiful octagonal band stand.

For commuting, the property is very well situated with easy access to the M1 motorway, and trains from Northampton Railway Station are direct to London Euston.

As well as Northampton School for Boys, the popular schools of Abington Vale Primary, and Bridgewater Primary are close by, and all have Good or Outstanding Ofsted ratings. Private schools include Quinton House, Wellingborough, and Northampton High School for Girls.

The property is also just a short walk away from the cosmopolitan Wellingborough Road with its many shops and restaurants.

## Property Information

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

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

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

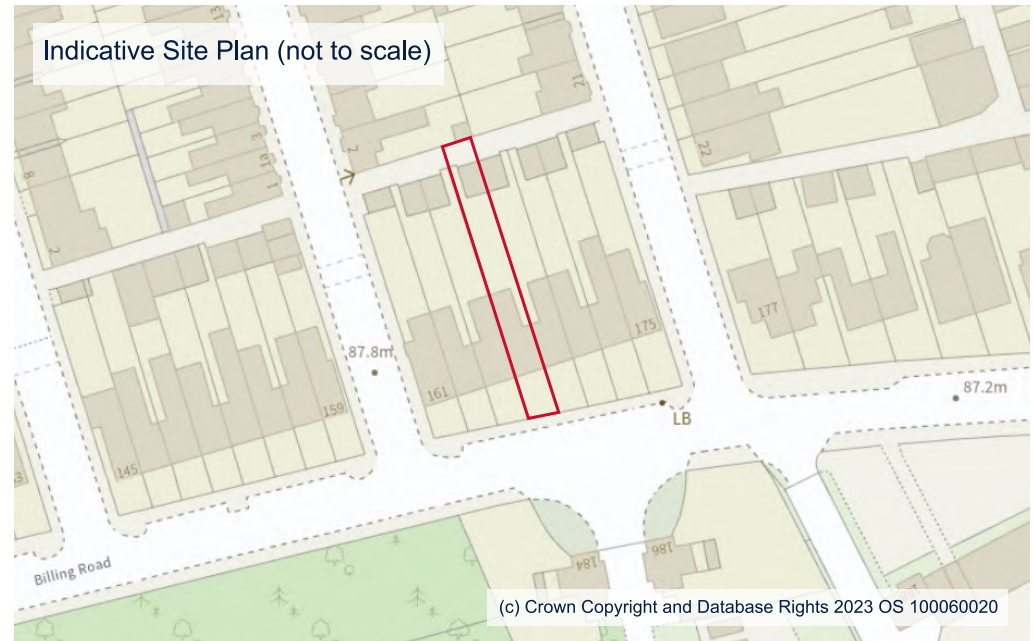
### **Important Notice**

*Please note that these particulars are subject to the approval of the property owner. If there is any particular point upon which you would like further clarification or verification, please let us know as soon as possible. Whilst every care has been taken with the preparation of these particulars complete accuracy cannot be guaranteed and they do not constitute a contract or part of one. Any measurements given within the particulars are approximate and photographs are provided for general information only. 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. David Cosby Chartered Surveyors have not conducted a survey of the premises, nor have we tested services, appliances, equipment, or fittings within the property. On acceptance of an offer, prospective purchasers will need to provide identification and proof of funds in compliance with Anti-Money Laundering legislation.*

Abington Park



Indicative Site Plan (not to scale)



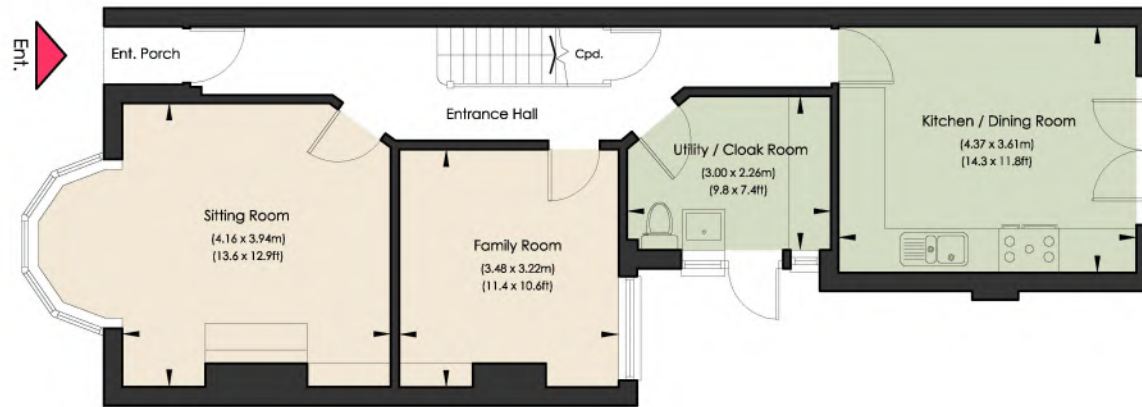
# Billing Road, Northampton, NN1 5RS

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

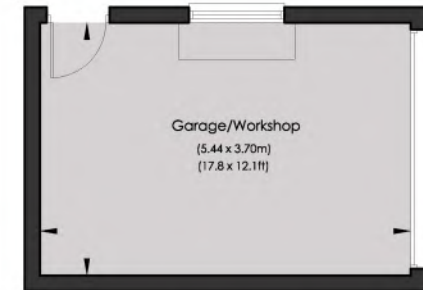


David Cosby Chartered Surveyors & Estate Agents

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

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