



The Avenue
Dallington, Northampton





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The Avenue

Dallington, Northampton, NN5 7AJ

TOTAL AREA: APPROX. 159.7 SQ. METRES (1719 SQ. FEET)

OCCUPYING A PRIME POSITION ON ONE OF NORTHAMPTON'S MOST PRESTIGIOUS ADDRESSES, THE AVENUE IN DALLINGTON, THIS EXCEPTIONAL FOUR BEDROOM SEMI DETACHED VICTORIAN RED BRICK TOWN HOUSE IS A HOME OF REMARKABLE CHARACTER, ELEGANCE AND CHARM. BEAUTIFULLY PRESENTED THROUGHOUT, IT OFFERS AN ABUNDANCE OF VERSATILE LIVING SPACE ARRANGED OVER THREE FLOORS, SEAMLESSLY BLENDING PERIOD FEATURES WITH MODERN FAMILY LIVING.

GROUND FLOOR

- ENTRANCE HALL
- CLOAKROOM
- SITTING ROOM
- DINING ROOM
- KITCHEN / DINING ROOM
- UTILITY ROOM

SECOND FLOOR

- LANDING
- BEDROOM FOUR

OUTSIDE

- GARDENS
- GARAGE

FIRST FLOOR

- LANDING
- BEDROOM ONE
- EN-SUITE
- BEDROOM TWO
- BEDROOM THREE

£675,000 Freehold





THE PROPERTY

The welcoming entrance leads into an impressive sitting room, where a magnificent tall bay window with a bespoke window seat floods the room with natural light. An attractive open fireplace, flanked by bespoke fitted cabinetry, creates a stunning focal point. A door opens into the second reception room, originally the formal dining room and now used as a study, which also enjoys an open fireplace and a warm, inviting atmosphere.

To the rear of the property, the spacious kitchen/dining room is perfectly designed for family life and entertaining. Extensive fitted cabinetry surrounds the central dining area, while integrated appliances include two ovens, a gas hob and fridge / freezer, with additional space for further white goods. Steps lead down to a bright and airy utility room, where large windows provide delightful panoramic views across the rear garden.

The first floor offers three well proportioned bedrooms. The generous principal bedroom enjoys dual aspect sash windows and benefits from an en-suite shower room. A further spacious double bedroom, an excellent single bedroom and a beautifully appointed four piece family bathroom complete this floor.

The second floor is home to a charming fourth bedroom, featuring vaulted ceilings that create a wonderful sense of space, making it equally suited as a guest bedroom, home office or creative studio.

Externally, the property is equally impressive. Set behind an attractive red brick wall, electric gates open onto a substantial gravel driveway bordered by a mature rambling rose, leading to a larger than average detached garage with integrated speakers and LAN cabling. Beyond, a generous paved terrace provides the perfect setting for outdoor entertaining and enjoys a sunny aspect, while the neat lawn is framed by established planted borders, creating a private and picturesque garden. A further gravelled parking area to the front of the wall provides additional off road parking.

Combining timeless period character with generous accommodation in one of Northampton's most sought after locations, this outstanding home offers a rare opportunity to acquire a truly special family residence.



EPC Rating TBC. Council Tax Band F.

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LOCATION

Situated just off the A428 Harlestone Road, Dallington village is separated from a small development of newer properties by Mill Lane, a road leading to the suburb of Kingsthorpe and benefiting from a petrol station with general stores. Within the old village there is a church and public house bordering Dallington Park, a lovely green space with playing fields and tennis courts. Further outdoor walks can be taken at nearby woodland, Harlestone Firs, whilst Dallington is also within easy reach of both Northampton Town's rugby and football club facilities, the latter of which is based at Sixfields where further restaurant, gymnasium, ten pin bowling, cinema and retail facilities are located. Northampton town centre is less than a mile further south on the A428 and offers a variety of high street shopping, leisure, medical and local authority services plus main-line rail services to London Euston and Birmingham New Street, whilst for vehicular main road links M1 J16 is less than 5 miles way.



IMPORTANT NOTICE

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FLOORPLAN

TOTAL AREA: APPROX. 159.7 SQ. METRES (1719 SQ. FEET)



Approximate total area⁽¹⁾

1719 ft²

159.7 m²

Reduced headroom

8 ft²

0.7 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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