

Property details approval form

4 Trinity Avenue, Northampton, Northamptonshire, England, NN2 6JJ

Date: 22 July 2026

Property Ref and Version: KTP408298 - 0005

Connells

Selling your home with us!

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

Property details approval form

4 Trinity Avenue, Northampton, Northamptonshire, England, NN2 6JJ

Date: 22 July 2026

Property Ref and Version: KTP408298 - 0005

○ Price

offers in excess of £650,000

Tenure: Freehold

○ Key Features

- > Energy Rating: C
- > A SPACIOUS EDWARDIAN FAMILY HOME
- > TWO RECEPTION ROOMS AND A WORK FROM HOME OFFICE
- > A PURPOSE BUILT WORK FROM HOME OFFICE
- > SPACIOUS OPEN PLAN KITCHEN/DINING ROOM AND PURPOSE BUILT BREAKFAST ROOM
- > FIVE DOUBLE BEDROOMS
- > FAMILY BATHROOM WITH FOUR PIECE SUITE AND EN-SUITE SHOWER ROOM
- > OVER SIZED DRIVE THROUGH SINGLE GARAGE
- > SET WITHIN CLOSE PROXIMITY TO PARK LAND, LOCAL SCHOOLS AND AMENITIES

○ Short Description

Connells are pleased to offer to the market this stunning and spacious Edwardian family town house ideally located in this popular area of Northampton. Benefiting from two reception rooms, a work from home office, five double bedrooms and an open plan kitchen/dining room.

○ Long Description

Connells are pleased to offer to the market this stunning and spacious Edwardian family town house, ideally located in this popular area of Northampton, and benefiting from many features characteristic of the period of origin including high ceilings and a very attractive stripped pine staircase rising through the centre of the property.

Many improvements have been made to this substantial family home, with the property offering an entrance porch, spacious entrance hall with feature lead detailed window to the front elevation, Living room and separate family room and a open plan kitchen/dining room with opening to a purpose built breakfast room with bi-folding doors accessing a paved patio area which is ideal for entertaining. The utility room and cloakroom completes the ground floor accommodation.

The cellar has been professionally convert to create a work from home office, To the first floor there are there are four double bedrooms and a family bathroom with a four piece suite. To the second floor is the master bedroom which benefits from an en-suite shower room.

Property details **approval form**

4 Trinity Avenue, Northampton, Northamptonshire, England, NN2 6JJ

Date: 22 July 2026

Property Ref and Version: KTP408298 - 0005

Outside, set to the front is a low maintenance garden accessed via double gates, and to the rear there is a large lawned garden with an extended paved patio area and a hard standing for parking which is access via the single garage which has roller doors to the front and rear.

Ideally located for good local schools and amenities, viewing of this impressiv and versatile family home is highly advised.

○ **Directions**

○ **Agents Note**

Property details approval form

4 Trinity Avenue, Northampton, Northamptonshire, England, NN2 6JJ

Date: 22 July 2026

Property Ref and Version: KTP408298 - 0005

○ Room Description

Entrance Porch

Door to the front elevation, dado rail and connecting door to the entrance hall.

Entrance Hall

Feature stain glassed window to the front elevation and doors leading off the living room, family room and open plan kitchen/dining room, with a further door providing access to the purpose built work from home office. Wall mounted radiator cloaks storage cupboard and complimented by wooden flooring.

Home Office

An ideal work from home space which is accessed via stairs from the entrance hall. UPVC double glazed window to the front elevation, tiled floor, wall mounted radiator and recess spotlights to ceiling.

Living Room

UPVC double glazed bay window to the front elevation with fitted plantation blinds, feature fire place with gas living flame fire fitted. Wall mounted radiator, exposed wooden flooring and picture rail.

Family Room

UPVC double glazed bay window to the rear elevation with UPVC door providing access to the rear garden and patio area. Feature fire place with wooden surround and tiled hearth. Wall mounted radiator, exposed wooden floor and picture rail.

Kitchen/Dining Room

Open plan kitchen/dining room fitted with a range wall and base level units. Butler sink with swan neck mixer tap over, set below butchers block work surfaces and tiled to splash back areas. Integrated appliances comprise fridge/freezer and dishwasher. Freestanding range cooker with extractor hood over. Space for dining table and chairs, wall mounted radiator, recess spotlights to ceiling and UPVC double glazed window to the rear elevation looking out over the rear garden. Open to the breakfast room.

Breakfast Room

Purpose built breakfast room with UPVC double glazed bi-folding doors to the side elevation providing access to the paved patio area, which is ideal for entertaining. Feature ceiling lantern providing a good degree of natural light, recess spotlights to ceiling and wall mounted radiator. Doors lead off to the utility room and down stairs cloakroom.

Utility Room

Base level units with work surface over and stainless steel sink and drainer set in. Larder unit and open hanging space for washing. Plumbing for washing machine, wall mounted radiator, tiled floor and two UPVC double glazed windows to the rear elevation.

Cloakroom

Two piece suite comprising low level flush w.c and pedestal wash hand basin with complimentary tiling to splash back area. Recess spotlight and wall mounted radiator. UPVC double glazed window to the rear elevation.

First Floor Landing

Stairs rise from the entrance hall. Doors lead off to the four double bedrooms and the family bathroom. Further stairs rise to the second floor landing.

Bedroom Two

Property details approval form

4 Trinity Avenue, Northampton, Northamptonshire, England, NN2 6JJ

Date: 22 July 2026

Property Ref and Version: KTP408298 - 0005

○ Room Description

UPVC double glazed bay window to the front elevation with fitted plantation blinds. Wall mounted radiator, picture rail and exposed wooden floorboards.

Bedroom Three

UPVC double glazed bay window to the rear elevation. Feature fireplace with wooden surround, wall mounted radiator and picture rail.

Bedroom Four

Double room with UPVC double glazed window to the rear elevation. Feature cast iron fireplace, fitted double wardrobe, wall mounted radiator and picture rail.

Bedroom Five

Double bedroom with UPVC double glazed bay window to the front elevation. Fitted wardrobe, wall mounted radiator and picture rail.

Family Bathroom

Four piece white suite comprising shower cubicle, bath with shower mixer tap, low level flush w.c and pedestal wash hand basin with complimentary tiling to splash back areas and floor. Chrome heated towel rail, linen cupboard and recessed spotlights to ceiling. UPVC opaque double glazed sash style window to the rear elevation.

Second Floor Landing

Stairs rise from the first floor landing. Double glazed skylight providing natural light to the stair well, two storage cupboards and door leading to the master bedroom.

Master Bedroom

Double room with UPVC double glazed window to the front elevation. Feature cast iron fireplace, and wall mounted radiator.

En-Suite Shower Room

Three piece white suite comprising shower cubicle, low level flush w.c and pedestal wash hand basin with complimentary tiling to splash back areas. Chrome heated towel rail, extractor fan and recessed spotlights to ceiling.

Outside

Front Garden

Double gated open to a pathway leading to the entrance porch. Gravelled areas with shrub borders and mature trees and hedging. Outside courtesy light.

Rear Garden

Extended pave patio area which ideal for entertaining. Lawned area with mature shrub borders and retaining brick walls. Parking area to the top of the garden which is accessed through the drive through garage.

Garage

Property details approval form

4 Trinity Avenue, Northampton, Northamptonshire, England, NN2 6JJ
Date: 22 July 2026 **Property Ref and Version:** KTP408298 - 0005

○ Room Description

Over sized single garage with power and lighting connected and roller door to the front and rear elevations allowing vehicles to drive through to the parking to the rear of the garden.

Council Tax Band

D

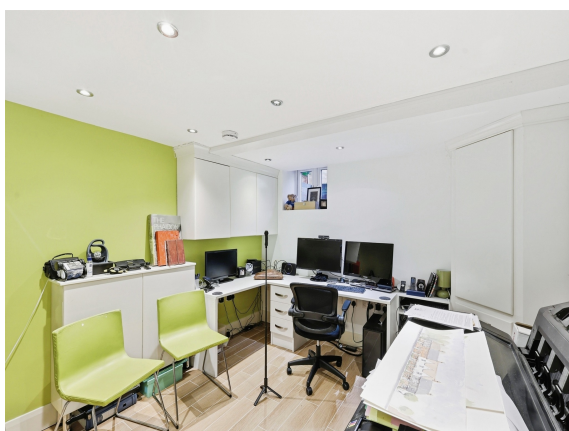
Property details approval form

4 Trinity Avenue, Northampton, Northamptonshire, England, NN2 6JJ

Date: 22 July 2026

Property Ref and Version: KTP408298 - 0005

○ Property Images



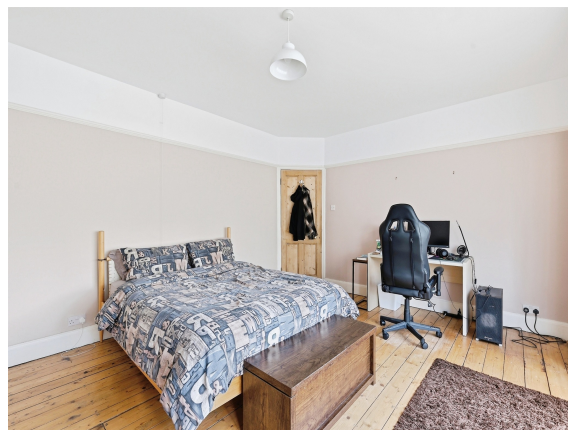
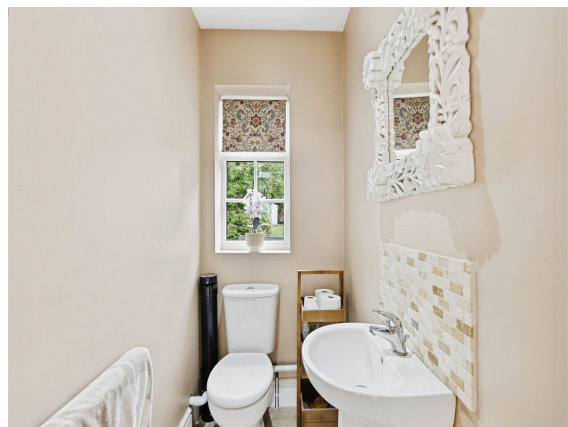
Property details approval form

4 Trinity Avenue, Northampton, Northamptonshire, England, NN2 6JJ

Date: 22 July 2026

Property Ref and Version: KTP408298 - 0005

○ Property Images



Property details approval form

4 Trinity Avenue, Northampton, Northamptonshire, England, NN2 6JJ

Date: 22 July 2026

Property Ref and Version: KTP408298 - 0005

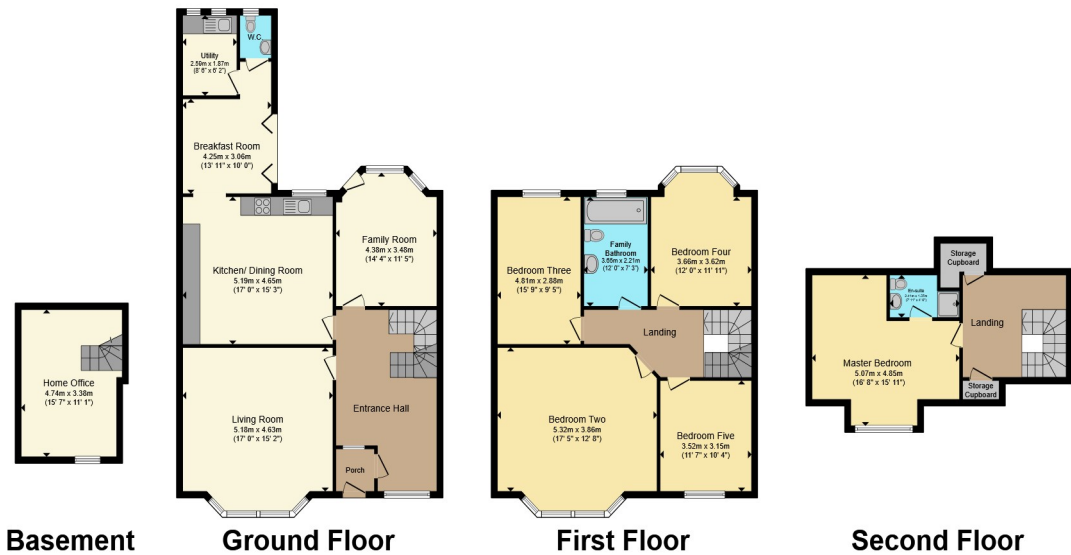
○ Property Images



Property details approval form

4 Trinity Avenue, Northampton, Northamptonshire, England, NN2 6JJ
Date: 22 July 2026 Property Ref and Version: KTP408298 - 0005

Floor Plan



Total floor area 244.0 m² (2,626 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

Approval

Signature		Date
Neil Drewery		
Mr I. Rahman		