



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 m² (2,353 sq.ft.) approx

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EPC Rating: Council Tax
 Awaited Band: C

Tenure: Freehold

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