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# Holyrood Road, St James, Northampton, NN5 7AH

£530,000 Semi-Detached

4 2 2



Department: Sales

Tenure: Freehold

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## Property Summary

SYMPATHETICALLY EXTENDED, CHARACTER, HOME.  
Jackson Grundy is delighted to bring to the market this fine example of a late 1920's bay fronted, semi-detached house, situated in one of the town's more highly regarded addresses located less than a mile from the railway station.

## Features & Utilities

- ✓ Bay Fronted 1920's House
- ✓ Original Character Features
- ✓ Gas Central Heating
- ✓ Four Bedrooms
- ✓ Large Living Family Kitchen
- ✓ South Facing Rear Garden
- ✓ Off Road Parking
- ✓ Highly Recommended
- ✓ Oversized Garage
- ✓ Ensuite To Bedroom One



# Property Overview

SYMPATHETICALLY EXTENDED, CHARACTER, HOME. Jackson Grundy is delighted to bring to the market this fine example of a late 1920's, bay fronted, semi-detached house, situated in one of the town's highly regarded addresses located less than a mile from the railway station and well served with amenities nearby to include Dallington Park. The property retains many original features to include wood block flooring, picture rails, plate rails, stripped panelled doors, stained glass and leaded windows which have been embedded into modern-day double-glazed units. The accommodation comprises entrance vestibule with utility/WC, welcoming entrance hall with doors to all principal rooms; living room with bay window, dining room with French doors to the garden, open plan living kitchen featuring a gas fired real flame log burner and French doors opening to the garden from the family area. On the first floor is a spacious landing with loft access, four double bedrooms and two bathrooms. A dropped kerb gives access to double width parking in front of an oversized garage and further gravelled parking to the side with a side gate to a well-tended enclosed rear garden enjoying a southerly aspect. VIEWING ESSENTIAL TO APPRECIATE FULLY. EPC Rating: C. Council Tax Band: D.

## ENTRANCE VESTIBULE

Original stained glass leaded light entrance door and side panels. Tiled floor. Storage cupboard. Panelled doors. Radiator.

## WC

Stained glass leaded light window to front elevation. Radiator. Wash hand basin in vanity unit. Low level WC. Tiled floor. Space and plumbing for washing machine.

## INNER HALLWAY

Dog legged stairs to first floor level and with storage cupboard returning underneath. Wood block flag flooring, plate rails. Two storage cupboards with panelled doors. Radiator. Stained glass leaded light panel doors to:

## LOUNGE 3.61m x 4.54m (11'10 x 14'11)

Original stained glass leaded light windows embedded into modern uPVC double glazed bay window. Radiator. Raised inset real flame gas fire. Picture rail.

## DINING ROOM 3.61m x 3.63m (11'10 x 11'11)

Double glazed bay window with casement door to paved terrace. Two radiators. Wood block flooring. Picture rail. Chimney breast and alcoves. Electric

Dimplex 'live fire' stove.

### **FAMILY/KITCHEN**

A lovely open plan space with definable kitchen and family area.

#### **FAMILY AREA 3.61m x 3.52m (11'10 x 11'7)**

Double glazed picture window with casement door onto paved terrace. Chimney breast housing living flame gas fired log burner on a raised hearth. Cupboards to both alcoves, one housing the gas fired boiler. Wood laminate flooring. Radiator. Breakfast bar. and opening to:

#### **KITCHEN 3.65m x 4.39m (12' x 14'5)**

Double glazed window to rear elevation and twin double glazed windows to side elevation. Cream gloss fronted units with granite work tops including sink unit and swan neck mixer tap. Built in dishwasher. Space for range cooker and upright fridge freezer. LED downlighters. Continuation of wood laminate flooring with under floor heating.

### **FIRST FLOOR LANDING**

Oak flooring. Access to large part boarded loft space. Feature stained glass leaded light window into void with sky light window set into roof slope beyond. Radiator.

#### **BEDROOM ONE 3.60m x 4.08m max (11'10 x 13'4)**

Double glazed window to rear elevation. Radiator. Chimney breast and cupboard to one alcove.

### **EN-SUITE**

Tiled shower cubicle. Low level WC. Wash hand basin in vanity unit. Tiled floor. Chrome ladder style radiator.

#### **BEDROOM TWO 3.63m x 4.22m max (11'11 x 13'10)**

Stained glass leaded light window embedded into double glazed bay to front aspect. Radiator. Chimney breast and cupboard to one alcove.

#### **BEDROOM THREE 3.60m max x 3.63m (11'10 x 11'11)**

Double glazed bay window to rear elevation. Radiator. Chimney breast and alcoves.

### **BEDROOM FOUR 2.42m x 3.01m (7'11 x 9'11)**

Large 'Velux' window to front elevation. Radiator. Eaves access doors with storage.

### **BATHROOM 2.95m x 4.29m (9'8 x 14'1)**

Large Velux window to rear elevation. Walk in shower cubicle. Chrome ladder style radiator. WC set into modular unit with drawers. Wash hand basin set into modular vanity unit with countertop and cupboards below. Two eaves storage cupboards. Tiled floor with underfloor heating. Extractor fan.

### **OUTSIDE**

#### **FRONT GARDEN**

Low level coped wall. Paved frontage with inset shrubs. Double width parking in front of garage with a gravelled tandem drive to the side offering space for trailer/caravan etc. Side gate to garden.

#### **OVERSIZED GARAGE 5.12m x 4.36m (16'10 x 14'4)**

Courtesy door to hallway a roller shutter door. Power and lighting.

#### **REAR GARDEN**

The garden enjoys a Southerly aspect with a raised paved entertaining terrace with pergola and grapevines over. Lawned beyond with stocked beds and borders. Timber shed. Outside lighting, power and water connections.

#### **MATERIAL INFORMATION**

Electricity Supply – Mains

Gas Supply – Mains

Electricity/Gas Supplier – <https://www.ofgem.gov.uk/information-consumers/energy-advice-households/finding-your-energy-supplier-or-network-operator>

Water Supply – Mains

Sewage Supply – Mains

Broadband – <https://www.openreach.com/fibre-checker>

Mobile Coverage – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Solar PV Panels – No

EV Car Charge Point – No

Primary Heating Type – Gas

Parking – Yes

Accessibility – Ask Agent

Right of Way – Ask Agent

Restrictions – Ask Agent

Flood Risk – <https://flood-map-forplanning.service.gov.uk/>

Property Construction – Ask Agent

Outstanding Building Work/Approvals – Ask Agent

### **DRAFT DETAILS**

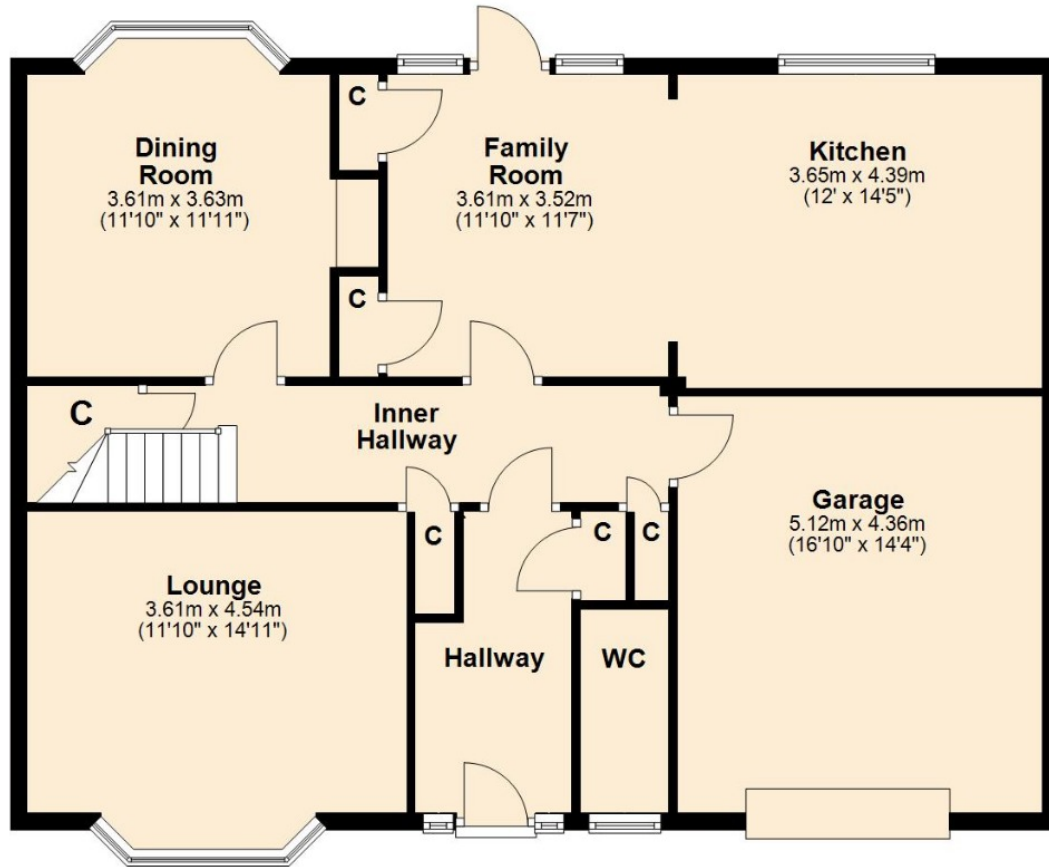
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### **AGENTS NOTES**

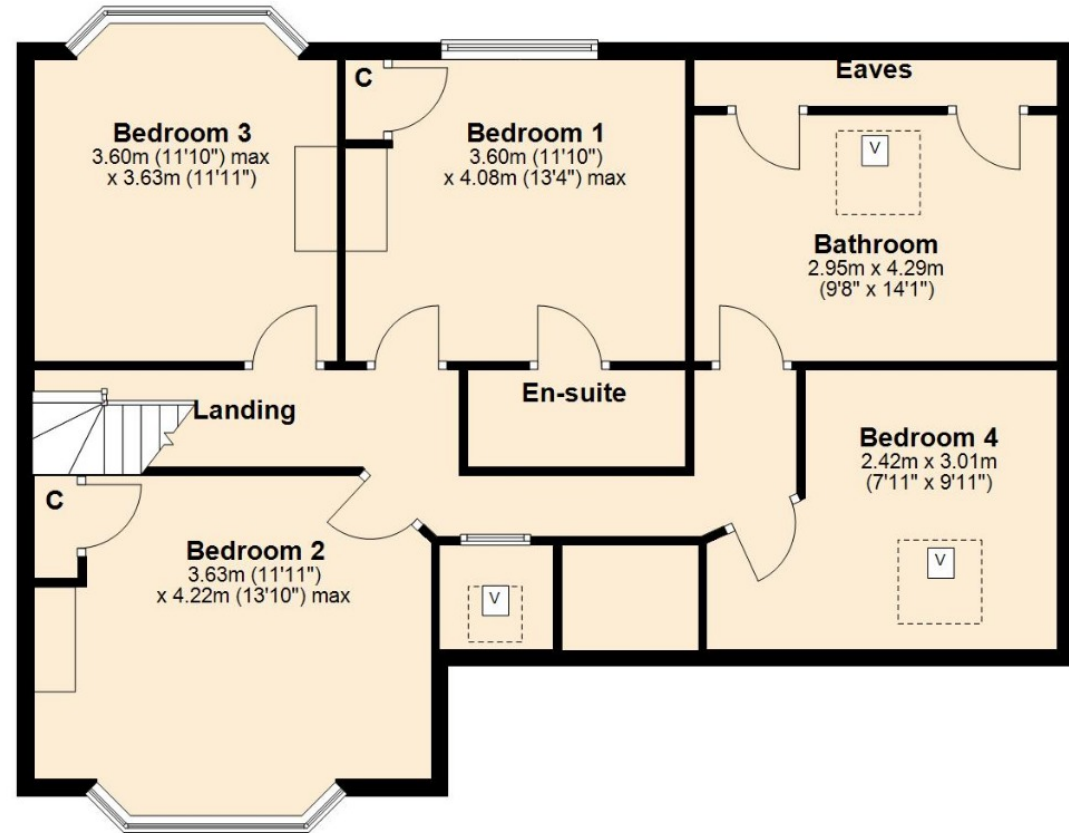
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# Floorplan

## Ground Floor



## First Floor



Total area: approx. 202.4 sq. metres (2178.5 sq. feet)



# Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

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