

FOR
SALE



12 Carriage House, Albion Place, Northampton NN1 1UD

£475,000 - Freehold

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PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer a magnificent Grade II listed Georgian townhouse for sale, boasting five double bedrooms, a double garage, and timeless features such as sash windows and shutters. Situated in the Derngate area of Northampton's Cultural Quarter, the property is conveniently close to an array of restaurants, pubs, shops, Becketts Park, the general hospital, and the train station. It benefits from multiple permit parking options, proximity to schools, the University of Northampton's main campus, and excellent access to the A45 dual carriageway and M1 Junction 15, which is roughly ten minutes away. The expansive accommodation spans four floors and includes a hallway, lounge, dining room, and kitchen on the ground floor. The first floor houses two double bedrooms, a family bathroom, and a WC, while the second floor offers two additional double bedrooms. The lower ground floor features an entrance lobby, kitchen, dining room, lean-to, and cloakroom. The first-floor landing leads to the primary bedroom with an en-suite and a family bathroom, and the second-floor landing opens to two more bedrooms. The basement level contains a hallway, bedroom/study, bathroom, and WC. Outside, the property enjoys a sizeable front garden with a lawn and a pathway to the front door. The rear garden is a landscaped haven with a patio, lawn, and borders adorned with various fruit trees and shrubs. A double garage at the garden's end is accessible from St. Johns Terrace. The location is ideal, only a 2-minute walk to Becketts Park and a minute from the Royal and Derngate Theatres. Additional advantages include gas radiator heating and the beautifully landscaped rear garden. Viewing is essential to fully appreciate the space and character of this home.

POINTS OF INTEREST

- *Grade II Listed Building*
- *Four/Five Bedrooms*
- *Town Centre Location*
- *Sash Windows*
- *Gas Central Heating*
- *Double Garage to the Rear*



ROOM DESCRIPTIONS

Ground Floor

Hallway

Entry via a hardwood door. Radiator, Stairs leading to the first floor. Doors into:

Lounge

13' 6" x 12' 9" (4.11m x 3.89m) Bay window with original shutters to the front aspect. Radiator. Original feature fireplace. Opening into:

Dining Room

11' 8" x 11' 5" (3.56m x 3.48m) Original Georgian window to the rear aspect. Radiator. Wall mounted boiler.

Lobby

Storage cupboard. Hardwood door leading to the rear garden.

Kitchen/Breakfast Room

13' 1" x 8' 9" (3.99m x 2.67m) Fitted kitchen suite comprising of a range of base and eye level units with contrasting work surface mounted over. Inset one and a half bowl and drainer unit with mixer tap over. Fitted electric oven. Fitted hob. Integrated dishwasher. Radiator. Window to the rear aspect.

First Floor

Landing

Radiator. Stairs leading to the second floor. Doors into:

Bedroom One

17' 5" x 11' 11" (5.31m x 3.63m) Sash window to the front aspect. Radiator. Feature fireplace. Picture rail.

Bedroom Three

11' 8" x 11' 5" (3.56m x 3.48m) Sash window to the rear aspect. Radiator. Built in wardrobe. Radiator.

Bathroom

Three piece suite comprising: Pedestal wash hand basin. Enclosed shower cubicle. Freestanding roll top claw foot bath. Sash window to the rear aspect.

WC

Two piece suite comprising: Low flush WC. Pedestal wash hand basin. Window to the side aspect. Radiator.

Second Floor

Landing

Window to the rear aspect. Doors into:

Bedroom Two

17' 5" x 11' 11" (5.31m x 3.63m) Sash window to the front aspect. Radiator. Built in wardrobe.

Bedroom Four

11' 8" x 11' 5" (3.56m x 3.48m) Sash window to the rear aspect. Radiator.

Basement

Landing

Radiator. Utility cupboard with plumbing for washing machine. Doors into:

Bedroom/Reception Room

17' 3" x 11' 11" (5.26m x 3.63m) Window to the front aspect. Radiator. Feature fireplace.

Bathroom

Two piece suite comprising: Pedestal wash hand basin. Freestanding roll top claw foot bath. Large storage cupboard. Window to the rear aspect.

Externally

Front Garden

Enclosed front garden mostly laid to lawn with a pathway leading to the front entrance.

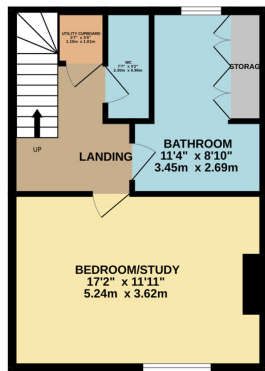
Rear Garden

Patio leading to lawn with boarders housing array of different fruit trees including: Cherry trees, apple trees, plum and pear trees. Door leading into the double garage.

Garage

17' 2" x 16' 1" (5.23m x 4.90m) Electric roller door. Power and lighting.

BASEMENT
415 sq.ft. (38.6 sq.m.) approx.

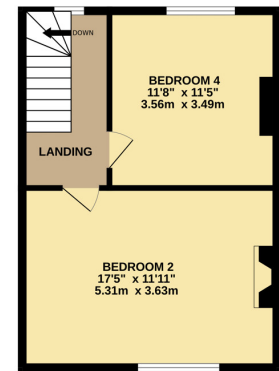


GROUND FLOOR
832 sq.ft. (77.3 sq.m.) approx.



1ST FLOOR
554 sq.ft. (51.5 sq.m.) approx.

2ND FLOOR
416 sq.ft. (38.7 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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