



34 Garrick Road  
Abington, Northampton, NN1 5ND



David Cosby  
CHARTERED SURVEYORS  
SURVEYING | SALES | ARCHITECTURE









# 34 Garrick Road

Abington, Northampton, NN1 5ND

**£270,000**

- Attractive Edwardian Property
- Double Bay Fronted Windows
- Fully tiled modern Shower Room
- Two Reception Rooms
- Oak doors throughout
- Close to Abington Park
- Three good sized bedrooms
- Modern Kitchen
- French doors onto Courtyard Garden

## Description

Set back from Garrick Road with a walled front garden area, the main front elevation to the property features a typical Edwardian double-height segmental bay window which supplies an abundance of natural light to the main sitting room and master bedroom.

With solid Oak boards to the ground floor and solid oak doors throughout, the property has been extremely well maintained using high specification, sympathetic materials and quality workmanship.

French doors with full height double glazed panels have been installed to both the dining room and breakfast area providing access to the enclosed courtyard rear garden.

There is a good quality kitchen with a range of base and wall units with natural light from the glazed mono-pitch roof above the breakfast area. At first floor there are three good sized bedrooms and a fully tiled walk-in shower room.

**Viewing is strictly by appointment through the sole agents David Cosby Chartered Surveyors**

A very well-presented Edwardian property situated in the sought-after location of Abington, close to Abington Park, Northampton's oldest and most popular park.









# The Property

## Ground Floor: Entrance Hall

The entrance porch steps up through a semi-circular brick arch with projecting creasing tile details. The main front door is fitted with a decorative fan light over which provides good natural lighting to the hallway. Fitted with solid Oak floor boards, the entrance hall also has original dado rails and decorative plaster mouldings.

## Sitting Room

The solid Oak floor continues into the well-lit front sitting room which features a large bay window to the front aspect and deep-set plaster covings. There is an attractive fireplace with exposed brickwork and minster style surround housing a traditionally styled gas stove which provides the look and feel of a wood burner but without any of the necessary labour that comes with maintaining a solid fuel burning appliance. Neutrally decorated with wall-lights, pendant light fittings and made-to-measure fitted wooden blinds this makes a comfortable room.

## Kitchen / Breakfast Room

A part glazed Oak door leads from the entrance hall into the kitchen / breakfast room which has been sympathetically extended and incorporates glazed ceiling providing good natural lighting. The kitchen is fitted with a good range of off-white wall and floor units with Oak work surfaces and a Butler style sink. There is also an integrated fridge and freezer, hidden washing machine and space for a slimline dishwasher. French doors with full height double glazed panes lead onto the rear courtyard garden. Internal glazed French doors lead to the dining room.

## Dining Room

The dining room is accessed via internal French doors from the kitchen creating a nice link between the preparation areas and the entertaining space.

The open fireplace is fitted with a beautiful cast iron insert and surround with tiled hearth and there are glazed French doors leading to the courtyard garden together with top lights and a casement window to the chamfered rear wall; all of which help to provide further natural lighting to this delightful room.

## Cellar

A solid Oak door leads from the hallway down to the cellar which has power and lighting and a small UPVC window to the front aspect providing a great storage space for non-perishable goods.



The property is located within the sought-after area of Abington and is in close walking distance of Abington Park with its tennis courts, gardens, bowling green, museum and bandstand. Wellingborough Road is also a short walk providing a good range of shops and facilities with public transport available into town and the nearby General Hospital.

## First Floor:

### Landing

White spindle balusters with Oak handrail lead up the stairs to the first-floor landing. Neutral carpet has been fitted to the treads and risers of the stairs and flows through the landing into all principal rooms. A loft hatch with fitted extendable ladder has been installed to the landing ceiling and there are original dado rails running throughout. Solid Oak four panel doors with brass ironmongery lead to all rooms.

### Master Bedroom

A solid Oak door with brass ironmongery leads to the main large double bedroom at the front of the property. The large bay window enables natural light to flood this room creating a calm space. The open fire is fitted with another beautiful cast iron insert and surround and there are original picture rails and made-to-measure fitted wooden blinds. There is a small built-in cupboard and decorative central ceiling rose.



### Bedroom Two

Bedroom two is situated at the rear of the property and overlooks the courtyard garden. This is another good size double room which is currently used as a dressing room and has a large window to the rear elevation and further window to the side chamfered wall providing good natural lighting. Again, the windows are fitted with made-to-measure sleek wooden blinds.

### Bedroom Three

Bedroom three is situated in the centre of the property with a window overlooking the rear courtyard garden. Neutrally decorated and with fitted made to measure wooden blinds, this bedroom is currently used as a study room and is a smaller double or a good-sized single room.

### Shower Room

The shower room has been fully tiled and features a large walk in rainwater shower, WC and wash hand basin which is housed on top of a vanity unit. An obscure glazed window overlooks the side elevation.







## Outside Areas

### Front Aspect:

A small walled and gated front garden creates a nice space for potted shrubs and flowers and sets the property back from the road and footpath.

### Rear Garden:

The rear courtyard garden has been fully laid with patio slabs creating a sun trap and perfect space for a quiet cup of tea on a relaxing afternoon or for entertaining friends and family. Access can be gained to the garden via the communal passageway to the rear.

## Additional Information

Local Authority: Northampton Borough Council

Council Tax: Band C

Services: Mains Electricity, Gas, Water and Drainage

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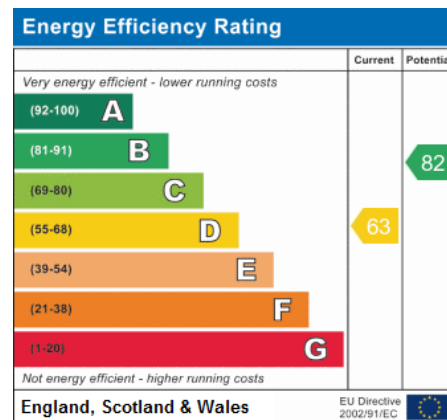




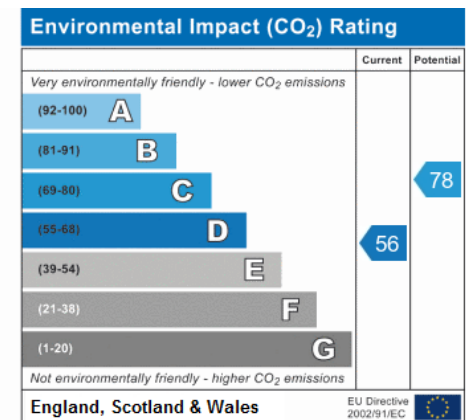
Total Area: 1236 sqft ... 114.8 sqm  
All measurements are approximate and for display purposes only

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## Important Notice

Whilst every care has been taken with the preparation of these Sales Particulars complete accuracy cannot be guaranteed and they do not constitute a contract or part of one. David Cosby Chartered Surveyors have not tested services, appliances, equipment or fittings within the property and therefore no guarantee can be made that they are in good working order. No assumption should be made that the property has all necessary statutory approvals and consents such as planning and building regulations approval. Any measurements given within the particulars are approximate and photographs are provided for general information and do not infer that any item shown is included in the sale. Any plans provided are for illustrative purposes only and are not to scale. In all cases, prospective purchasers should verify matters for themselves by way of independent inspection and enquiries.