



25 SANDRINGHAM ROAD
Abington, Northampton, NN1

 **DAVID COSBY**
ESTATE AGENTS



25 Sandringham Road

Abington, Northampton, NN1

£335,000 (Offers in the region of)

- Close to Abington Park
- Spacious accommodation
- Immaculately presented
- 3 double bedrooms
- Cellar and attic room
- Large sitting room with feature open fire
- Refitted Bathroom & Kitchen
- Dining Room with access to rear garden
- Ground floor WC
- No onward chain

Description

25 Sandringham Road is a fine example of an Edwardian property situated in the sought-after location of Abington, close to Abington Park, Northampton's oldest and most popular park. Maintaining distinctive period characteristics such as double-height segmental bays windows, roughcast render, red rubber bricks, and decorative timber work around the front entrance door. Subtle internal modifications have been made to rationalise the internal layout for modern living. Accommodation includes three double bedrooms, sitting room, dining room, kitchen breakfast room, ground floor cloakroom, cellar, and attic room.

The property is very well presented with high specification internal finishes including solid Oak doors and framework, parquet flooring to the entrance hall, deep set timber skirtings, high ceilings, and good quality bathroom and kitchen appliances.



Sandringham Road is a short walk from Abington Park, Northampton's oldest park dating back to 1897 and situated on the remains of a medieval village with some buildings surviving over seven centuries.

The Property

Entrance Hall

The main entrance hall is accessed via a recessed storm porch with terracotta tile step and panelled front door with decorative upper glazing panes and Edwardian timber canopy over. The entrance hall has timber parquet flooring and deep-set timber skirtings. The high ceilings are finished with decorative moulded covings and recessed spotlights. A straight flight of carpeted timber stairs leads to the first-floor accommodation and a timber flush door with brick steps provides access down to the cellar. Solid oak doors lead to the principal reception rooms and the entrance hall continues to the kitchen/breakfast room and ground floor cloakroom.

Sitting Room

The main reception room is located to the front aspect of the property and, again, the high ceilings are finished with decorative profiled covings. The large segmental bay window provides a flood of natural lighting and floors are finished with solid oak boards. The deep profiled timber skirtings follow through from the entrance hall and there is a feature fireplace with decorative cast iron insert and rustic timber surround with polished quartz hearth. Heating is provided by traditional column style radiators.

Dining Room

The dining room is located to the rear left-hand side of the property and has an original pitch pine door to the rear aspect with upper glazed panes and side lights opening onto the garden. Flooring comprises solid oak timber boards with perimeter, deep-set skirtings. The high ceilings have decorative perimeter covings and recessed lights. Heating is provided by traditional column style radiators.

Kitchen / Breakfast Room

Located to the rear of the property and with a segmental double glazed bay window incorporating timber louvred blinds. A timber window seat has been formed within the bay recess concealing the low-level radiator and providing storage space. A large pendant light is fitted above the breakfast area and the remaining artificial lights comprise recessed spotlights. A range of good quality Shaker-style base and wall units have been installed incorporating quartz work surfaces and a large inset butler sink with chrome mixer tap. Flooring has been finished with engineered timber boards, and there is a 2-panel part-glazed door with side lights to the side elevation providing good natural lighting and access to the rear garden.

Downstairs cloakroom

Accessed from the entrance hall, the ground floor cloak room is fitted with a contemporary close-coupled WC, and wall mounted wash hand basin with chrome pillar tap. Floors are finished with marble effect ceramic tiles and mechanical extract ventilation has been installed.

Cellar

Brick steps lead down from the entrance hall to the traditional cellar. Natural lighting is provided by the top hung casement window to the front light well. The original brick workshop area has been retained to the front right-hand side of the cellar. Flooring is of simple brick on earth construction and air bricks have been provided to ensure natural ventilation and evaporation. The gas meter and shut-off value are located in the main portion of the cellar and the mains incoming water stopcock and electric meter are located within the workshop. Lighting and power points have been fitted.



25 Sandringham Road maintains distinctive Edwardian characteristics such as double-height segmental bays windows, roughcast render, red rubber bricks, and decorative timber work around the front entrance door.



The Property

First Floor Landing

With an abundance of natural lighting rarely seen in mid-terrace properties, the first-floor landing has single glazed top lights above the bathroom and a glazed ceiling light casting sunlight from the Velux roof light. Contemporary ranch style handrails and balustrading have been installed to the stairs which extend up to the second-floor attic room with quarter winders. Heating is provided by traditional column style radiators.

Master Bedroom

The master bedroom is located to the front of the property and is a generous size double room. Storage space is well catered for with the full height contemporary 7-door wardrobe which incorporates further storage space above. Good natural lighting is provided by the segmental bay windows and floors are finished with loop pile carpet. Heating is from a low-level traditional double column style radiator.

Bedroom Two

A double bedroom located in the centre of the first floor with built-in storage cupboards and wardrobes and a large 2-unit double glazed window overlooking the rear garden. Floors have been finished with loop pile carpet and profiled timber skirtings have been fitted.

Bedroom Three

Bedroom three is another double bedroom overlooking the rear garden with 2-unit double glazed window, loop pile carpet and deep-set profiled timber skirtings.

Family Bathroom

Fitted with a contemporary three-piece suite comprising free-standing double ended spa bath with central chrome mixer tap and chrome claw feet. There is a circular ceramic sink with wall mounted pillar taps sitting atop a vanity unit, and close coupled WC. Floors have been finished with marble effect ceramic tiles and two large top-hung double-glazed windows to the side elevation provide good natural lighting and ventilation. High level internal glazing has been formed above the entrance to cast natural light into the first-floor landing area. A chrome ladder towel rail has been installed and walls are finished with full height marble effect ceramic tiles.

Second Floor Attic Room

A good-sized room has been created on the second floor with part vaulted plasterboard ceilings and a double-glazed Velux roof light to the rear pitch providing good natural lighting. Heating is from a pressed steel radiator and power and lighting have been installed. Walls are finished with emulsion paint or decorative lining paper and floors are finished with cut pile carpet. Double swing timber flush doors provide access to the eaves' space for storage.





Outside Areas

Rear Garden

The rear garden can be accessed from a timber gate along a shared cobbled alleyway to the rear and also from the part glazed door to the dining room. It has mainly been finished with timber decking providing outside entertaining space but also has a low maintenance artificial turf area bordered with low level Privet hedgerow. Boundaries to the sides of the garden comprise original facing brick walls with buttressing and angled engineering copings.



Abington Park

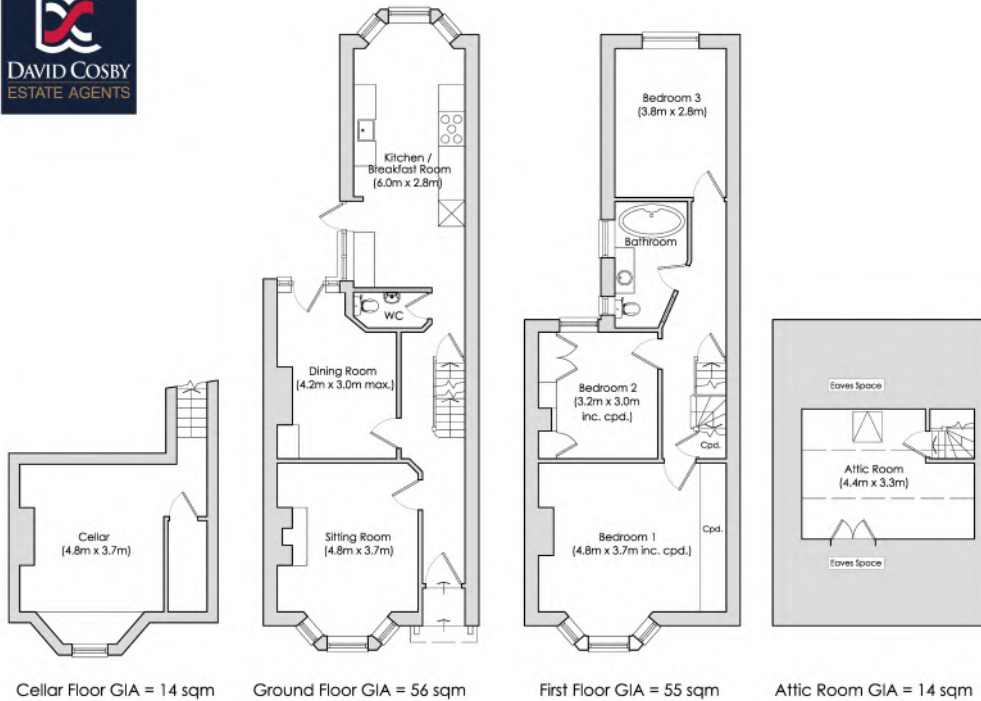
Location

The property is located a short walk from Abington Park, Northampton's oldest park dating back to 1897 and situated on the remains of a medieval village with some buildings surviving over seven centuries. It is a large, pleasantly landscaped area of approximately 100 acres of public space and includes two lakes, a garden for the blind, a café, fitness trail, sports facilities and play area. Events are held in the park over the summer months in the 500-year-old museum and music events are staged from the beautiful octagonal band stand.

The property is also a short walk from the cosmopolitan Wellingborough Road with its many shops and restaurants and just a 10-minute drive to Northampton Town Centre and junction 15 of the M1 motorway. Bus stops to the town are a short walk from the property.

Trains from Northampton Railway Station are direct to London Euston.

Nearby schools include the Northampton School for Boys and Abington Vale, Bridgewater and Barry Primary Schools (all with Good or Outstanding Ofsted ratings). Private schools include Quinton House, Wellingborough and Northampton High School.



All measurements are approximate and for display purposes only.
Dashed lines indicate restricted head height

APPROX. GROSS INTERNAL AREA: 139sqm (Including cellar and attic room)



Local Authority: West Northamptonshire Council

Council Tax: Band C

EPC: Rating D

Services: Water, Drainage, Gas, and Electricity

Agent's Note

The property has the benefit of rights of way over the accessway to the rear of the property.

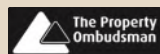
Important Notice

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