

NEW INSTRUCTION



HARLESTONE COURT

Harlestone Road, Northampton, NN5 7AP



DAVID COSBY
ESTATE AGENTS



Harlestone Court

Harlestone Road, Northampton, NN5

Total GIA Floor Area Exc. Garage | Approx. 126 sqm (1356 sqft)

Features

- Neo-Georgian-style end-terrace townhouse
- Small terrace of five similar homes
- Elevated position set back from Harlestone Road
- Close to Dallington Park
- Four bedrooms and two reception rooms
- Full-width first floor sitting room
- Contemporary kitchen/breakfast room with bi-fold doors
- Family bathroom and separate shower room
- Established rear garden with pergola-covered terrace
- Detached single garage and off-road parking for three vehicles

Description

An attractive Neo-Georgian-style end-terrace townhouse occupying an elevated position within a small terrace of five similar homes, set back from Harlestone Road and within easy reach of Dallington Park. The property enjoys a favourable end position, with established gardens, generous parking provision and a detached single garage.

Arranged over three floors, the well-presented accommodation provides four bedrooms and two reception rooms, offering a flexible layout suited to modern family life. The front elevation includes a curved oriel window, pedimented entrance surround, sash-style windows and a distinctive mansard roof with dormer windows, creating an attractive street scene.

The ground floor includes a contemporary kitchen/breakfast room with bi-fold doors opening directly onto the rear garden, together with a front reception/dining room and cloakroom/utility. On the first floor, a particularly impressive sitting room spans the full width of the property and benefits from three front-facing sash-style windows.

The remaining accommodation includes four well-proportioned bedrooms, a modern family bathroom and separate family shower room. Outside, the mature rear garden includes a lawn, pergola-covered terrace and planted beds, with rear access to the detached garage and off-road parking.

A WELL-PRESENTED FOUR-BEDROOM NEO-GEORGIAN TOWNHOUSE OCCUPYING A DESIRABLE END TERRACE POSITION, WITH GENEROUS GARDENS, GARAGE, PARKING AND FLEXIBLE ACCOMMODATION OVER THREE FLOORS.



The Property

Entrance Hall

The main entrance hall is approached through a traditional panel-effect front door with three-point locking and glazed upper panes. Timber parquet flooring extends throughout the hall, complemented by neutral décor creating an attractive first impression. A straight flight of stairs rises to the first floor, finished with loop-pile carpet and turned balustrades, with curved lower landing steps. There is useful storage beneath the stairs for coats and shoes. The hall extends through to the rear of the property, where a double-glazed door opens onto the garden and provides natural light.

Cloakroom / Utility

Fitted with a WC with concealed cistern and wall-mounted ceramic wash hand basin with chrome pillar taps. Metro-style tiling provides a practical and attractive splashback finish. The floor is laid with timber-effect tiling, with the remaining walls neutrally decorated. A top-hung casement window provides natural light and ventilation, while there is plumbing and space for a washing machine, with ceramic tiling above.

Ground Floor Reception / Dining Room

Positioned to the front left-hand side of the property, this ground floor reception room is centred around an attractive oriel bay window, which provides good natural light. The walls are finished with part decorative lining paper, with ovolo coving to the ceiling junctions. Timber-effect luxury vinyl flooring provides a practical finish, and a wide opening connects the room with the adjoining kitchen/breakfast room.

Kitchen / Breakfast Area

Positioned to the rear left-hand side of the property, the kitchen/breakfast area enjoys a direct outlook over the rear garden, with a four-panel bi-fold door providing generous natural light and a strong connection to the outside space. The kitchen is fitted with a contemporary range of contrasting base and wall units in dark timber-effect and off-white finishes, complemented by terrazzo work surfaces and matching upstands. There is space for a freestanding central island, while integrated appliances include an electric oven, microwave, four-burner gas hob with brushed-chrome extractor hood, composite sink and drainer with chrome mixer tap, and fridge freezer. Plinth lighting and recessed ceiling spotlights provide well-artificial illumination. Together with the adjoining reception/dining room, this forms a sociable and practical ground floor living space, well suited to everyday use and informal entertaining.





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The Property

First Floor Landing

The first floor has a galleried landing with turned balustrades, profiled handrails, loop-pile carpeting and neutrally decorated walls. White six-panel doors with glazed top lights allow borrowed light into the landing, while a further carpeted staircase rises to the second-floor accommodation.

First Floor Sitting Room

Occupying the full width of the property, the principal reception room is a particularly impressive space, benefitting from three traditionally styled sash windows that provide excellent natural light and pleasant views to the front. The room is finished with two-tone décor, ovolo coving and loop-pile carpeting, creating a comfortable and well-presented living environment. A feature fireplace with a classically inspired surround, marble inset and hearth forms an attractive focal point, while the generous proportions offer considerable flexibility for seating and display furniture.

The elevated first-floor position, together with the broad frontage and triple-window arrangement, gives the room a light and airy feel and reinforces its role as the principal living space within the house.

Bedroom One

Bedroom one is positioned to the rear left-hand side of the property and enjoys an outlook over the garden through a large four-panel casement window. This is a double bedroom with space for freestanding furniture, in addition to a built-in dressing area comprising a two-door wardrobe with hanging rail and cupboard above, together with a four-drawer unit arranged around a central dressing shelf. The room is finished with cut-pile carpet and neutral décor.

Family Shower Room

Fitted with a modern three-piece suite comprising a quadrant shower enclosure with glazed screen, wall-mounted shower attachment and separate rainfall shower head, together with a pedestal wash hand basin with chrome mixer tap and a close-coupled WC. The walls are neutrally decorated with grey timber-effect ceramic tiling, complemented by matching floor tiles. Natural light is provided by a frosted three-panel casement window, with heating via a chrome ladder-style towel rail. Mechanical extract ventilation has also been installed.



The Property

Second Floor Landing

The second-floor landing is finished with cut-pile carpet and neutral décor, with white six-panel doors opening to bedrooms one, two and four, together with the family bathroom. Glazed top lights above the doors allow borrowed light into the landing.

Bedroom Two

Bedroom two is a well-proportioned double bedroom positioned to the front right-hand side of the property, with a two-panel bay window overlooking the front garden. The room is neutrally decorated and finished with plush cut-pile carpet, with space for freestanding bedroom furniture.

Bedroom Three

Bedroom three is a further double bedroom positioned to the rear right-hand side of the property, with a three-panel casement window overlooking the rear aspect. The room is finished with light blue walls and plush cut-pile carpet. Built-in storage is provided by two double-door cupboards, arranged one above the other.

Bedroom Four

Bedroom four is currently used as a hobby room but would also serve well as a guest bedroom, study or nursery. It has a two-panel window overlooking the front aspect. The room is neutrally decorated and finished with plush cut-pile carpet.

Family Bathroom

Fitted with a modern three-piece suite comprising a white bath with chrome pillar taps, shower over and hinged glazed screen, together with a close-coupled WC and pedestal wash hand basin with chrome mixer tap. Grey timber-effect ceramic tiling has been used behind the sanitaryware and to the floor, complemented by a chrome ladder-style towel rail. A frosted three-panel casement window to the rear provides natural light and ventilation, with additional mechanical extract ventilation installed.





Grounds

Front Aspect

The property occupies an elevated position, set well back from Harlestone Road behind a raised lawn and brick retaining wall. The front garden is well established, with an impressive oak tree to the left-hand side and mature planting along the boundary. Pedestrian access is via a central flight of steps with curved retaining walls, serving the five similar properties within the terrace. The Neo-Georgian-style facades create an attractive street scene, with a oriel windows, pedimented door surrounds, sash-style windows, and a tiled mansard roof with dormer windows and parapet detailing. A pathway continues around the left-hand side of the house, where a gate provides access to the side and rear gardens.

Side and Rear Aspects

The side garden is paved with riven stone slabs and incorporates a timber sleeper retaining wall, with a raised gravelled area suited to pots and planting. The pathway continues through to the main rear garden where a full-width patio sits beneath a timber pergola, creating a pleasant area for outdoor seating and dining. Beyond this, the main lawn is set behind a raised sleeper wall, with further sleeper-edged beds to the left-hand side containing a variety of established shrubs and plants.

A pathway runs along the right-hand side of the garden to a rear gate, which opens onto the parking area accessed from Warren Road. There are two useful timber storage sheds, while the boundaries comprise a mix of slatted and close-board timber fencing.

Parking and Garaging

To the rear of the property is a macadam-surfaced parking area and a single brick-built garage within a nearby block. The property benefits from parking directly in front of the garage, together with two tandem parking spaces to the left-hand side. There is additional land within the title behind the garage, which is currently overgrown and offers scope for clearance or future use, subject to requirements.



Location

Harlestone Road is a well-established residential address situated to the western side of Northampton, close to the attractive open spaces of Dallington Park. The park provides extensive recreational opportunities, while nearby Harlestone Firs offers woodland trails for walking, running, and cycling.

The area is well served by a range of everyday amenities. Nearby Duston and Northampton town centre offer a comprehensive selection of shopping, leisure and dining facilities, whilst larger retail provision is available at Sixfields Leisure and Retail Park. Local schooling is available for a range of age groups, together with both state and independent educational establishments within the wider Northampton area.

Communication links are particularly convenient. Northampton railway station provides regular services to London Euston and Birmingham New Street, making the location attractive to commuters, whilst road connections are excellent via the A45, A43 and M1 motorway, giving access to Milton Keynes, Rugby, Coventry and the wider Midlands and South East road networks. The surrounding area also benefits from access to a variety of countryside and village destinations, including the sought-after villages of Harlestone, Church Brampton and Chapel Brampton.

Property Information

Local Authority: West Northamptonshire Council **Tenure:** Freehold

Services: Mains Electricity, Water, Gas, and Drainage

Heating: Central heating via gas fired boiler

Council Tax Band: Band D **EPC Rating:** D

Broadband: Ultrafast available with up to 5500Mbps Download

Important Notice

Whilst every care has been taken in the preparation of these Sales Particulars, accuracy cannot be guaranteed and they do not constitute an offer or contract (or part of one). David Cosby Chartered Surveyors have not surveyed the property or tested any services, appliances, equipment or fittings and accordingly cannot confirm that they are in working order. Purchasers should not assume that the property has the benefit of all necessary statutory consents or approvals, including planning permission and Building Regulations approval. Any measurements are approximate. Photographs are provided for general guidance and do not imply that any item shown is included in the sale. Any plans are for illustrative purposes only and are not to scale.

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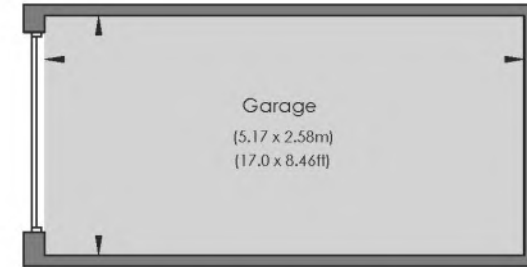
Harlestone Court, Harlestone Road, Northampton, NN5

Approximate GIA (Gross Internal Area) Exc. Garage = 126 sqm (1356 sqft)

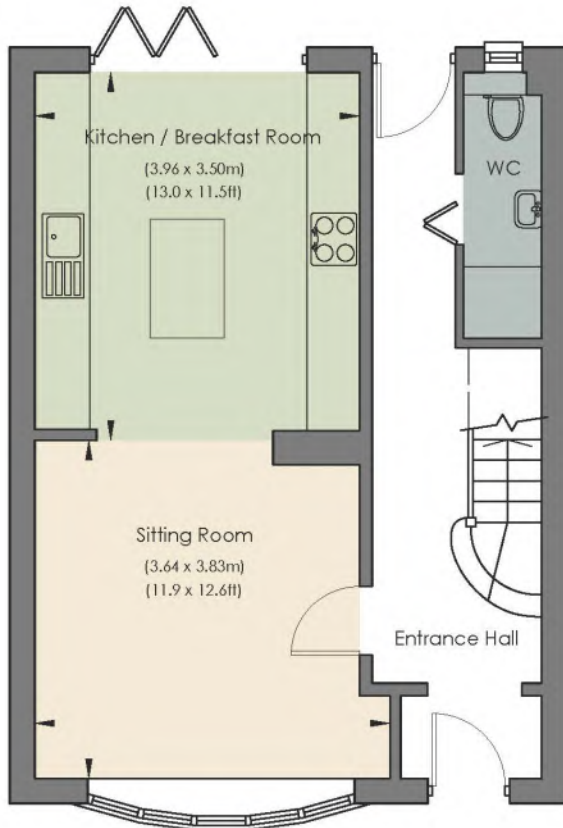


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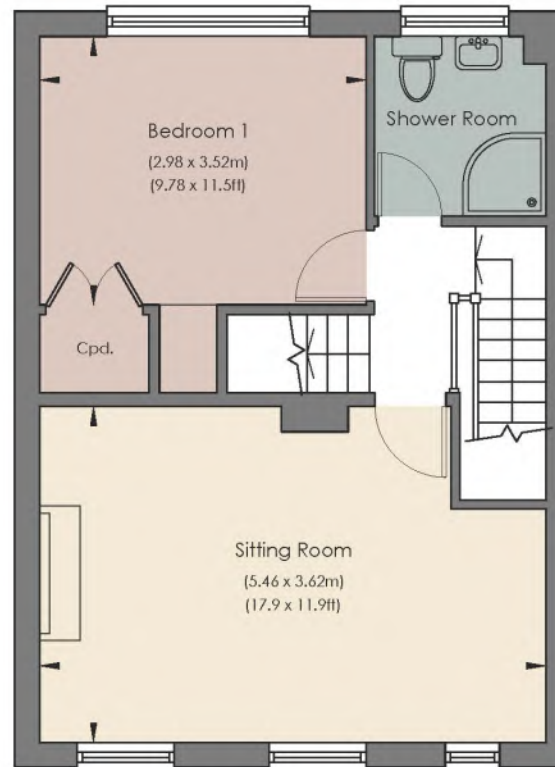
This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



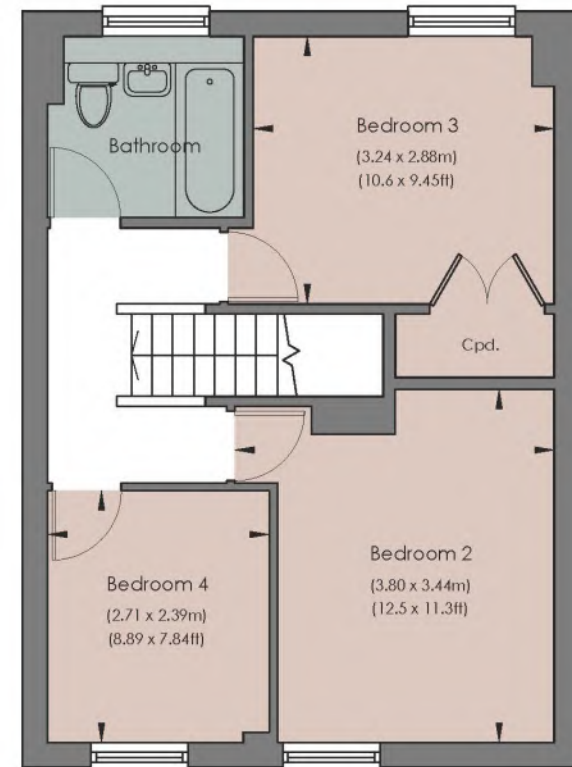
GARAGE GIA = 13 sqm (140 sqft)



GROUND FLOOR GIA = 42 sqm (452 sqft)



FIRST FLOOR GIA = 42 sqm (452 sqft)



SECOND FLOOR GIA = 42 sqm (452 sqft)



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