

NEW INSTRUCTION



TOLLGATE CLOSE

East Hunsbury, Northampton, NN2 6RP



DAVID COSBY  
ESTATE AGENTS



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# Tollgate Close

Kingsthorpe, Northampton, NN2

Total GIA Floor Area Exc. Garage | Approx. 102 sqm (1098 sqft)

## Features

- Detached four-bedroom family home
- Pleasant corner plot position within a cul-de-sac
- Dual-aspect sitting room with garden access
- Conservatory overlooking the rear garden
- Ground floor cloakroom
- Garage with adjoining workshop
- Driveway providing off-road parking
- Enclosed split-level rear garden with established planting
- Situated between Thornton Park & Kingsthorpe Meadow
- Offered for sale with no onward chain

## Description

Occupying a pleasant position within a small cul-de-sac development, and offered for sale with no onward chain, this detached four-bedroom family home benefits from a garage with adjoining workshop, off-road parking, and mature landscaped gardens.

Constructed of buff facing brick beneath a tiled roof, the house displays an attractive frontage, featuring a central gabled projection and segmental bay window.

The accommodation includes an entrance hall, cloakroom, dual-aspect sitting room, dining room, kitchen and conservatory, with four bedrooms and a family shower room to the first floor.

Outside, there is driveway parking, an established frontage with raised planting, and an enclosed split-level rear garden with patio areas, artificial lawn and well-stocked raised beds. The property is well placed between Thornton Park and Kingsthorpe Meadow, linked by a green corridor, with Kingsthorpe amenities and Northampton town centre readily accessible.

A DETACHED FOUR-BEDROOM FAMILY HOME WITH GARAGE, WORKSHOP, MATURE GARDENS AND NO ONWARD CHAIN, SITUATED WITHIN A QUIET CUL-DE-SAC IN KINGSTHORPE.



# The Property

## Entrance Hall

The centrally positioned entrance hall is approached via a traditional panelled front door with full-height sidelights and a central bullseye vision panel. The space is finished with oak-effect timber laminate flooring and neutral embossed wall coverings. Timber-veneer flush doors lead to the kitchen, sitting room and ground floor cloakroom, while a carpeted timber staircase with handrail rises to the first-floor accommodation.

## Cloakroom

Accessed from the entrance hall, the cloakroom is fitted with a close-coupled WC and a wall-mounted ceramic wash basin with chrome pillar taps. A top-hung casement window to the front elevation provides natural light and ventilation. The room is finished with oak-effect timber laminate flooring and neutral embossed wall coverings, continuing from the entrance hall.

## Sitting Room

Positioned to the right-hand side of the property, the sitting room is a generous dual-aspect space with large double-glazed sliding patio doors opening onto the rear garden and a segmental bay window to the front elevation, allowing good levels of natural light. The floor is finished with oak-effect timber laminate boards. A feature fireplace provides a focal point, with a brick surround, segmental brick arch, tiled hearth and rendered chimney breast above, incorporating a gas open-flame fire.

## Dining Room

The dining room is a comfortable and practical space with a three-unit window overlooking the rear garden. The oak-effect timber laminate flooring continues through from the adjoining accommodation. The walls are neutrally decorated with embossed wall coverings, complemented by perimeter ovolo coving.

## Kitchen

The kitchen has a part-glazed door to the side elevation, providing practical access to the parking area and garage. The kitchen is fitted with a range of cottage-style timber-fronted base and wall units, with a one-and-a-half bowl sink and chrome mixer tap positioned beneath a three-unit window to the front. The floor is finished with geometric ceramic tiling with square inset detailing, with complementary ceramic tiling above the work surfaces. There is space for a dishwasher, washing machine and freestanding oven.





# The Property

## Conservatory

The conservatory enjoys views across the well-tended rear garden. A two-panel glazed door opening directly onto the patio. The floor is finished with geometric ceramic tiling, and both power and lighting have been installed.

## First Floor Landing

Centrally arranged, the first-floor landing features ranch-style balustrading and a two-unit casement window overlooking the rear garden. The floor is finished with cut-pile carpet, while the walls are neutrally decorated with embossed wall coverings. A useful linen cupboard is positioned above the stairwell.

## Bedroom One

Bedroom one is a generous double bedroom with fitted over-bed cabinetry and a separate dressing table arrangement, incorporating a work surface, drawers and an inset wash hand basin with chrome pillar tap and mirror above. A casement window to the front elevation provides natural light and ventilation.

## Bedroom Two

Bedroom two is a further double bedroom, positioned to the rear right-hand side of the property with a casement window to the rear. Storage is provided by a full-width fitted wardrobe with sliding mirrored doors, hanging rail and upper shelving.

## Bedroom Three

Bedroom three is a good-sized single bedroom positioned to the front right-hand side of the property. The room is finished with cut-pile carpet and neutral wall coverings.

## Bedroom Four

Bedroom four is currently arranged as a home office/study, although the room could also serve as a guest bedroom or nursery. A two-unit window overlooks the rear garden, providing a pleasant outlook and natural light. The room is finished with cut-pile carpet and neutral wall coverings.

## Shower Room

Fitted with a full-width shower enclosure with sliding doors, chrome shower hose and rainfall shower rose, wash hand basin with vanity unit below, and a close-coupled WC. Natural light and ventilation are provided by a two-unit casement window to the front elevation. The walls are finished with full-height ceramic tiling, while the floor has terrazzo-effect sheet vinyl.



# Grounds

## Front Aspect

The property has an attractive street frontage, with brick and stone steps leading down to the main entrance. Raised brick planters flank the approach and are filled with established shrubs and planting, complemented by perimeter gravel beds. To the left-hand side, a macadam driveway provides off-road parking in front of the garage, with convenient side access to the kitchen.

A timber gate gives secure access through to the rear garden and workshop. To the right-hand side, a broad gravelled area is planted with mature cherry and silver birch trees, providing additional space for potted planting and a further gated access to the rear garden.

## Rear Garden

The split-level rear garden includes patio areas to either side of the centrally positioned conservatory, providing space for outdoor dining and seating. The garden can be accessed from both sides of the property via ledged and braced timber gates. The central section is laid with artificial turf for ease of maintenance. To the rear, brick and stone retaining walls with decorative detailing frame a series of raised beds, planted with established shrubs, mixed planting and semi-mature trees including willow, maple, holly and cherry.

## Workshop

Attached to the side of the garage, the workshop provides a versatile ancillary space of traditional brick construction beneath a mono-pitched tiled roof. Good levels of natural light are afforded by three casement windows set to the perimeter elevations. Access is via a secure timber flush door. The workshop is fitted with power and lighting and includes perimeter workbenches together with a stainless-steel sink and drainer, making it well suited to a variety of hobby, storage or practical workshop uses.

## Garage

The separate semi-detached garage is of brick construction and accessed via an aluminium up-and-over door.

This useful storage space has a tamped concrete floor and is fitted with power and lighting, served by a separate fused supply. The trussed roof structure also provides useful mezzanine-level light storage.



## Location

The property occupies a pleasant position within an established residential cul-de-sac on the northern side of Northampton, in the popular suburb of Kingsthorpe.

A particular feature of the location is its proximity to both Thornton Park and Kingsthorpe Meadow, two attractive areas of public open space connected by a landscaped green corridor. Together, they provide an appealing network of pedestrian routes and recreational space, contributing to the area's mature and well-established character.

Kingsthorpe offers a comprehensive range of day-to-day amenities including supermarkets, independent retailers, cafés, public houses and medical facilities, together with a selection of primary and secondary schools. Northampton town centre is readily accessible and provides a wider range of shopping, leisure and cultural amenities.

For commuters, Northampton railway station offers regular services to London Euston and Birmingham, while the A508, A43, A45 and M1 are all easily accessible, providing convenient connections across the region.

## Property Information

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

**Services:** Mains Electricity, Water, Gas, and Drainage

**Heating:** Central heating via gas fired boiler

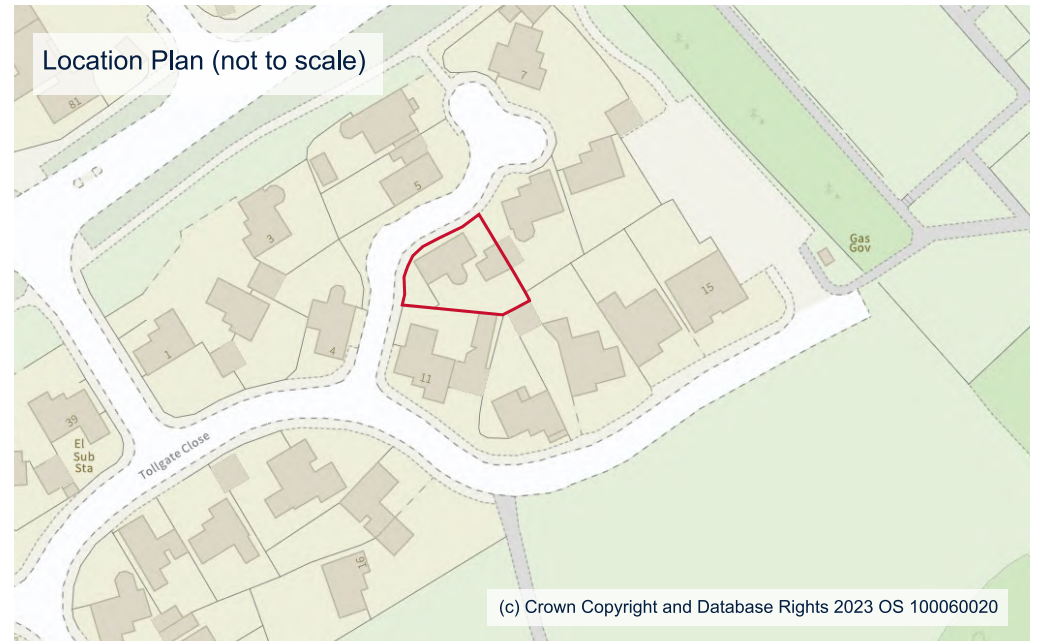
**Council Tax Band:** Band TBC    **EPC Rating:** D

**Broadband:** Ultrafast available with up to 5500Mbps Download

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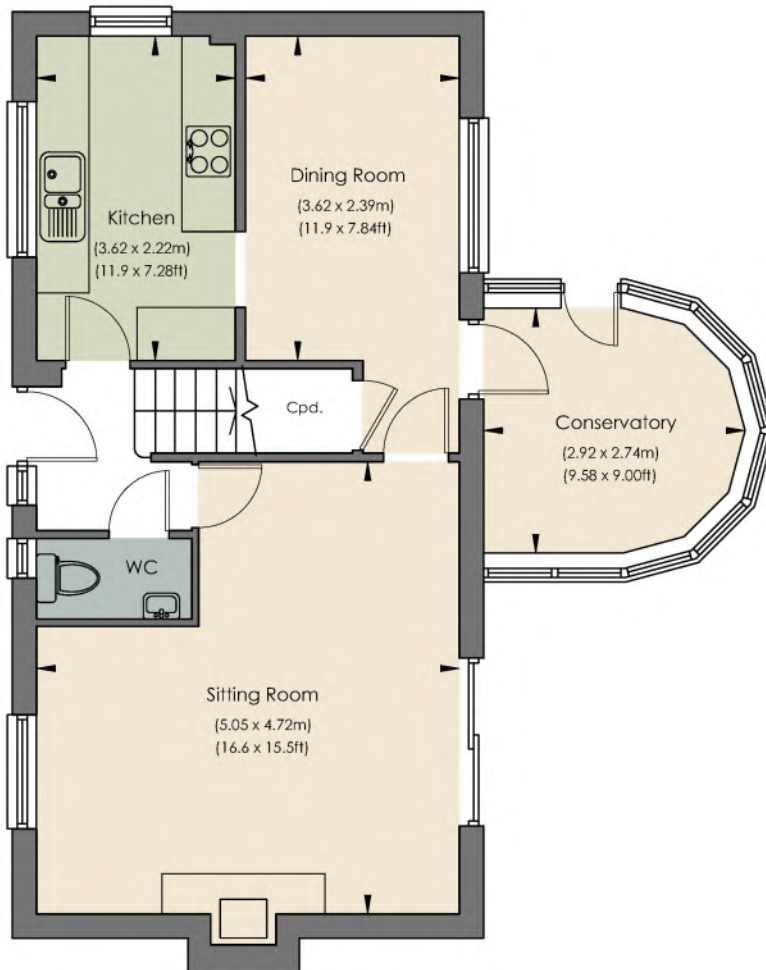
# Tollgate Close, Kingsthorpe, Northampton, NN2 6RP

Approximate GIA (Gross Internal Area) Exc. Garage & Workshop = 102 sqm (1098 sqft)

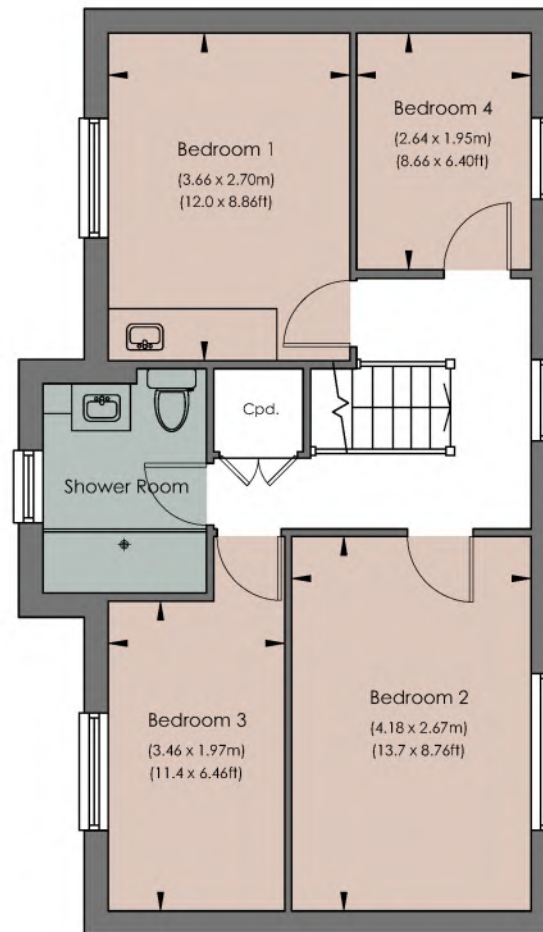


David Cosby Chartered Surveyors & Estate Agents

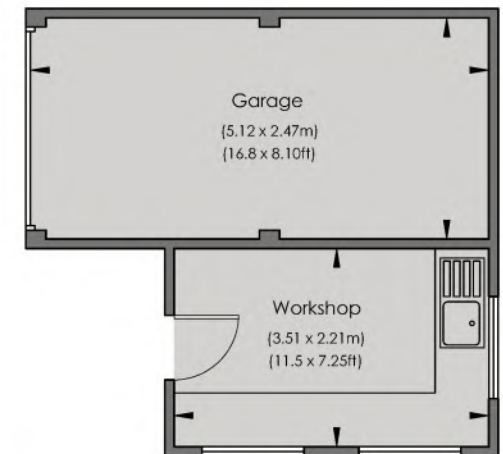
This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation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



GROUND FLOOR GIA = 54 sqm (581 sqft)



FIRST FLOOR GIA = 48 sqm (517 sqft)



GARAGE / WORKSHOP GIA = 20 sqm (215 sqft)



KINGSTHORPE

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