



HOLLY ROAD, NORTHAMPTON, NORTHAMPTONSHIRE, NN1  
OIEO £350,000 FREEHOLD

**Winkworth**



## HOLLY ROAD, NORTHAMPTON, NORTHAMPTONSHIRE, NN1

This substantial Victorian period terrace villa offers capacious living accommodation and benefits from having three large double bedrooms, two large separate reception rooms, a 25' long kitchen/breakfast room and basement cellar. The house retains a wealth of period features including ornate cornicing, stunning fireplaces and has the added benefit of a 22' by 16' double garage. The property also benefits from a private courtyard garden. This home offers fantastic living accommodation space, whilst retaining a wealth of traditional features blended with stylish modern living. Being located close to both the Racecourse and the beautiful Abington Park, the property provides easy access to the local amenities in Abington.

### LOCATION

Abington is an extremely popular district of Northampton, home to the County Cricket Ground and bordering Abington Park, a lovely green open space with lakes, aviaries, cafe and museum. Both the Wellingborough Road and Kettering Road run through Abington offering an eclectic mix of shops, bars, eateries and the Racecourse, as well as giving access to and from the town centre itself. The nearest large supermarket facilities can be accessed within 1 mile away on the Kettering Road, or 1.5 miles away at either Weston Favell Shopping centre or Kingsthorpe areas whilst Northampton offers a further variety of pubs, bars and restaurants plus high street shopping, markets, two theatres (Royal & Derngate) and a cinema/leisure complex. In relation to transportation, Northampton's station has mainline rail services to London Euston and Birmingham New Street whilst Abington's position allows easy access to a variety of main roads including the M1, A45, A43, A508 and A428 and in turn link to the A14.



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The accommodation briefly comprises: door to entrance porch. From here a door leads through to the main entrance hall, there is a stunning stained glass window above the front door. The formal living room provides a bay window to the front aspect. There is a feature fireplace with tiled hearth. From the entrance hall there is a further reception with a feature fireplace. Inside an alcove there is traditional period shelving with various drawers. A door with etched glass leads out to the rear garden. The kitchen/dining room, which measures 25' in length, and provides a fantastic family entertaining area to gather. Off the kitchen there is a small utility area and a further room, which used to be the cloakroom and could be reinstated. From the entrance hall a door leads down to the cellar. The basement provides a large space with good head height and could be converted into a future reception room/bedroom, subject to planning permission and building regulations.

To the first floor there are three large double bedrooms and a family bathroom. The master bedroom features three windows to the front aspect and a beautiful fireplace. To the side of the fireplace there is a traditional wardrobe with drawers under. Bedroom three features a window to the rear aspect, traditional fireplace, and wardrobe with drawers under. Bedroom two is a large double set to the rear, with a window, and traditional fireplace. The bathroom comprises a modern stylish suite incorporating a bath with independent shower over, low flush WC and pedestal wash hand basin. The bathroom features traditional panelling and twin windows to the side aspect.

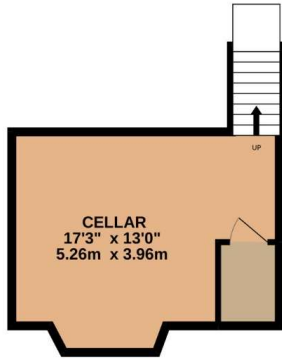
Externally to the rear there is an attractive low maintenance rear garden, enclosed by traditional Victorian walling. At the bottom of the garden there is a large 22' by 16' double garage with bifolding doors leading to the rear access road.

To the front, the house stands back from Holly Road behind a front garden within a dwarf brick wall.

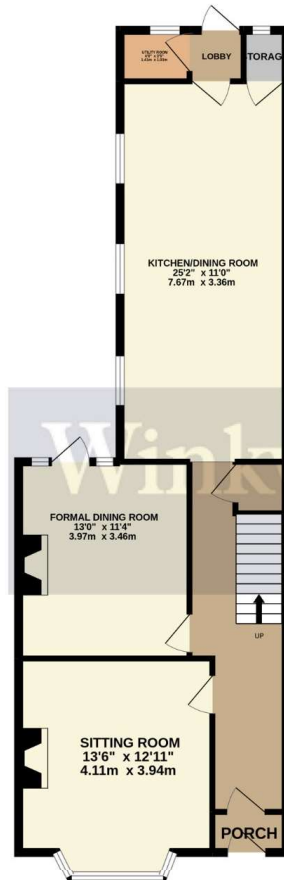




**BASEMENT**  
258 sq.ft. (24.0 sq.m.) approx.



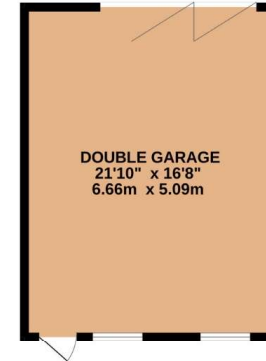
**GROUND FLOOR**  
774 sq.ft. (71.9 sq.m.) approx.



**1ST FLOOR**  
718 sq.ft. (66.7 sq.m.) approx.



**DOUBLE GARAGE**  
365 sq.ft. (33.9 sq.m.) approx.



**TOTAL FLOOR AREA : 2116 sq.ft. (196.5 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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