



GREENER **Country** HOUSES & COTTAGES

11 Clarence Avenue, Queens Park, Northampton, Northamptonshire, NN2 6NX



# 11 Clarence Avenue, Queens Park, Northampton, Northamptonshire, NN2 6NX

This very substantial period bay-fronted townhouse provides four bedrooms and is arranged over four floors including a shower room en-suite to the guest bedroom. The property is situated in the heart of Queens Park close to Northampton town centre with the accommodation extending to approximately 2000 square feet. The vendors have carried out a number of improvements to include all new UPVC double glazed sash windows and doors and a redecoration programme. The interior which retains many period features including stripped pine doors and exposed floorboards includes a 25 ft lounge/dining room and a superb 19ft long open plan kitchen/breakfast room. The cellar has been used as a cinema/bar/playroom with a fabulous master bedroom attractive southwest facing rear garden and access to a detached garage. The property is offered with no upper chain.

## Price £439,950 Freehold

### ACCOMMODATION

#### GROUND FLOOR

##### ENTRANCE PORCH

Enter via a UPVC double glazed front door.

##### ENTRANCE HALL

32'10 x 3'05

Entered via a stunning stained glass front door there is a tiled floor with stairs rising to the first floor, stairs down to the cellar and radiator. There are doors to:-

##### LOUNGE

15'03 x 12'10

There is a box bay window to the front with three UPVC double glazed sash windows, log burner with slate hearth and wooden mantle, wall lights and TV point connected.



##### DINING ROOM

11'00 x 10'09

This room is open plan to the lounge, providing space for a dining suite, with integrated pine cupboards, UPVC double glazed sash window to the rear and double radiator.

##### UTILITY ROOM

8'08 x 6'09

UPVC double glazed sash window and door to the side elevation there is a worktop, wash hand basin, plumbing for a washing machine tumble dryer below, double radiator and a door to:-

##### WC

Comprising WC.

##### KITCHEN

17'01 x 12'06

A fabulous family area providing floor and wall-mounted cabinets with tiled splashbacks and an integrated stainless steel sink and drainer. There is space for a free-standing fridge/freezer, range cooker and integrated dishwasher. Radiator and UPVC double glazed sash window and stained glass windows and UPVC double glazed door to the rear garden.

##### BREAKFAST AREA

The central island provides storage and a breakfast bar with sockets connected.

##### BAR AND CINEMA ROOM

16'05 x 12'02

UPVC double glazed window to the front elevation with projector, surround sound system, wood effect floor and spotlights.



#### FIRST FLOOR

##### LANDING

Stairs rising to the second floor, double radiator and doors leading to:-



##### BEDROOM ONE

17'03 x 15'06

A spacious master bedroom with three UPVC double glazed box bay sash windows to the front elevation, character features, original pine wardrobes and a cast iron fireplace. There is space for a king-sized bed and TV point connected.



##### BEDROOM TWO

12'05 x 11'02

A UPVC double glazed sash window overlooking the rear garden with space for a double bed, fireplace and a double radiator.



##### BEDROOM THREE

11'01 x 10'01

A UPVC double glazed sash window overlooking the side elevation there is space for a double bed, double radiator, carpeted floor and cast iron fireplace.

##### BATHROOM

8'10 x 7'07

Suite comprising corner bath with Victorian style shower attachment, WC, hand wash basin with tiled splashbacks and tiled floor. There is a window to the side and feature fireplace.



##### SHOWER ROOM

8'10 x 4'08

Suite comprising shower, and hand wash basin with a UPVC double glazed sash window to the side elevation, a tiled floor fitted and heated handrail.

##### WC

UPVC double glazed sash window to the rear and WC.

#### SECOND FLOOR

##### BEDROOM FOUR

16'01 x 13'02

A fantastic bedroom with a Velux window to the front elevation, carpet fitted, double radiator with space for a king-sized bed and door to:-



##### ENSUITE

10'11 x 7'04

Suite comprising double shower, WC, hand wash basin, a velux window to the rear.



#### OUTSIDE

##### REAR GARDEN

Split level with a paved patio accessed from the kitchen and utility room. There are steps to a raised garden, mainly laid to lawn with a sunny west-facing aspect. To the rear, there is a further patio providing storage and access to:-

##### GARAGE

Access from the rear service road with remote controlled roller door and storage provided.

##### SERVICES

Mains drainage, gas, water and electricity are connected. Central heating radiators from a gas-fired boiler also provide domestic hot water.

##### LOCAL AMENITIES

The centre of Kingsthorpe offers many facilities including Supermarkets, Library, Off Licence, Post Office, a selection of Public Houses and a Restaurant along with various other retail outlets. There is a bus service from the Welford Road to and from Northampton town centre. Local schools include Kingsthorpe Primary School, Boughton Primary School, Kingsthorpe Grove Primary School and All Saints CEVA Primary School in Boughton Green Road. Secondary education is available at Kingsthorpe Community College also on Boughton Green Road.

##### HOW TO GET THERE

From Northampton town centre take the A508 Barrack Road towards Kingsthorpe. At the traffic lights junction with Aldi proceed over the traffic lights and take the first turning on the right hand side into Osborne Road. Take the next right into Clarence Avenue and proceed to the end where the property can be found on the right-hand side.

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. 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. Made with Metapix G2018