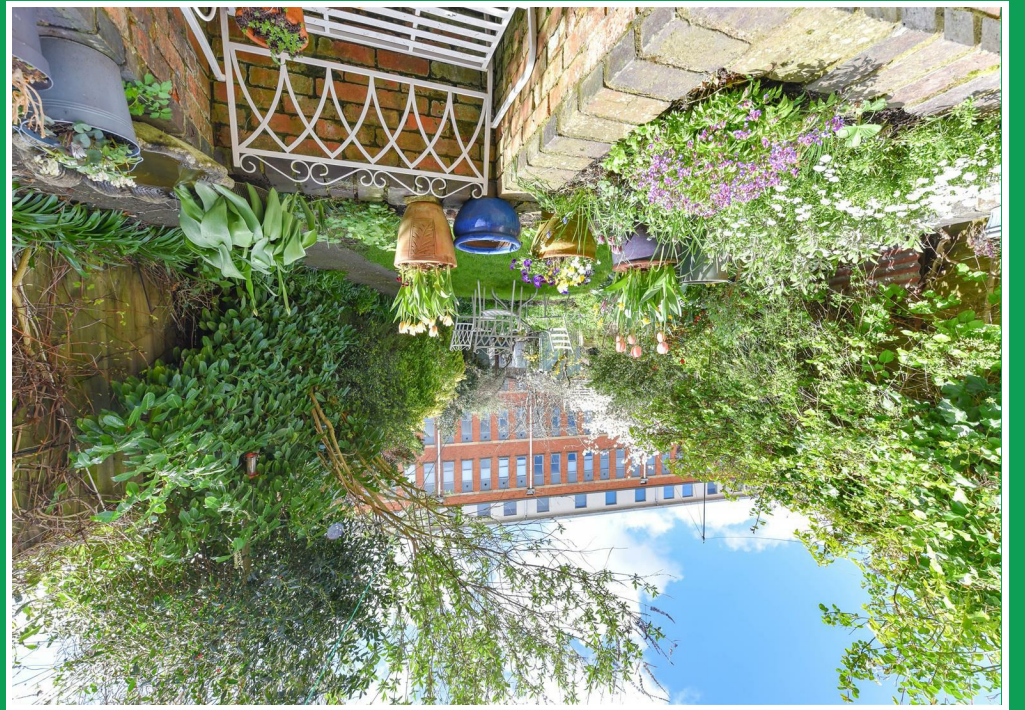




6 Elysium Terrace, Kingsthorpe Road, Northampton, NN2 6EN

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A very well presented Victorian four bed roomed four storey town house situated in an elevated position in the sought after Conservation Area just off the Kingsthorpe Road. The present owner has carried out a re-decoration programme retaining many of the character features typical of the property's period of origin. The accommodation comprises an entrance hall, lounge, snug/bedroom four, utility room, cloakroom and kitchen/breakfast room with a separate entrance on the lower ground. To the first floor there is a master bedroom, a four piece family bathroom and separate WC, formerly a bedroom. On the second floor there are two double bedrooms. Outside there is a walled front garden and the well stocked rear garden measures approximately 80 feet in length with a double garage and workshop at the end of the garden accessed via a service road to the rear.

Price £349,950 Freehold

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Entered via a hardwood original front door with glazed numbered porthole window and original door bell, the hall contains the stairs rising to the first floor and descending to the lower ground floor, there is a picture rail and two radiators. Doors to:-

LOUNGE

15'1 x 13'0

The focal point of the room is the original marble fireplace with a granite hearth and a multi fuel log burner, there is coving to ceiling and a ceiling rose and chandelier. An original box bay with sash windows (Everest secondary double glazed) overlooks the front, there is a picture rail, a double radiator, a TV point and original stripped floorboards.

SNUG/BEDROOM FOUR

12'0 x 10'10

With an original sash window to the rear, original stripped floorboards, bespoke storage cupboard and shelving, modern lighting and a radiator.



UTILITY ROOM

7'9 x 5'1

With a Belfast sink, plumbing for a washing machine, shelving, pine ceiling a window and a wooden original pub off sales door to the rear garden.

LOWER GROUND FLOOR

ENTRANCE HALL

Entered via a hardwood front door, there are doors to the rear, a wine cellar/storage cupboard and to:-

KITCHEN/BREAKFAST ROOM

27'5 x 16'9

KITCHEN AREA

Re-fitted with a range of base level cabinets with beech and slate work surfaces incorporating a stainless steel sink and drainer with tiling to splashbacks. Built-in appliances include a fridge and freezer, there is a range cooker with extractor and plumbing is provided for a dishwasher. The wall mounted gas fired boiler is housed in a cupboard and a window and door lead to the rear garden.



BREAKFAST AREA

With an original sash box bay window to the front with window seat and kick space heater and under seat storage and original storage cupboards, there are spotlights to ceiling and space for a table. Door to:-



PANTRY

8'0 x 7'3

Fitted with base level cabinets with slate work surface, there is shelving and an air vent and window to the rear.

FIRST FLOOR



LANDING

With an original stained glass window to the rear, a radiator and doors to:-

CLOAKROOM

Fitted with a high cistern WC and wash hand basin, there is a sash window to the rear and a radiator.

BEDROOM ONE

17'1 x 11'11

Two original sash windows overlook the front with Everest secondary double glazing, original features include stripped floorboards, a marble fireplace with cast iron grate and surround, coving to ceiling and a ceiling rose and chandelier. There are two radiators and wall light points.



BATHROOM

11'7 x 9'9

Fitted with a suite comprising a corner shower cubicle with glass centrally opening doors and shower, a freestanding cast iron claw foot bath and a circular designer wash hand basin with chrome mixer tap in vanity unit with storage below. There is a dado rail, a storage cupboard, a radiator, an original fireplace, new flooring, wall lights and a sash window to the rear. (This was formerly bedroom four).



SECOND FLOOR

LANDING

A large walk in wardrobe with loft access and doors to:-

BEDROOM TWO

11'7 x 9'9

With an original sash window to the rear, an original fireplace, a built-in wardrobe/cupboard, original stripped floorboards and a radiator.



BEDROOM THREE

14'0 x 7'6

With a Velux rooflight, a radiator, two under eaves storage cupboards, built in wardrobes and spotlights. This room is currently used as a study.



OUTSIDE

Enclosed by brick walling, hedging and with new cast iron fencing and gate, a pathway and steps lead to the front door with steps leading down to the lower ground floor. The remainder of the garden is well stocked with mature flower, shrubs and bushes.

REAR GARDEN

Enclosed by wood panel fencing, the rear garden is mainly laid to lawn with a stone patio area and steps down to the lower ground, mature flower beds and shrub borders, fruit trees, a barbecue area and a raised decked seating area. There is a large underground rain water storage well, shed, a WC and a pathway leads to:-



DOUBLE GARAGE/WORKSHOP

Approached by two remote controlled electronic up and over doors, there is power and lighting connected, a window and an access door to the rear garden. The garage is accessed via a service road to the rear.

SERVICES

Mains drainage, gas, water and electricity are connected.

LOCAL AMENITIES

The property is conveniently placed for access to the heart of the town centre and is within walking distance to Northampton train station. There are a variety of shops, restaurants and public houses all within walking distance. Guildhall Road is the home of the historic Royal Theatre of Northampton, one of the oldest Repertory Theatres in the country. Adjacent to the Royal is the Derngate Theatre and opposite is the Northampton Boot and Shoe Museum.

COUNCIL TAX

West Northamptonshire Council - Band D

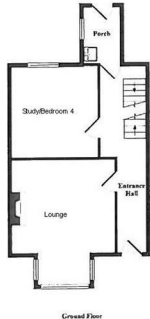
HOW TO GET THERE

From Northampton town centre proceed along Horsemarket, passing the Mayorhold and entering Broad Street. Proceed over the traffic lights onto the Barrack Road. The Barrack Road turns into the Kingsthorpe Road just after Freehold Street. Elysium Terrace can be found on the right hand side with a for sale board erected.

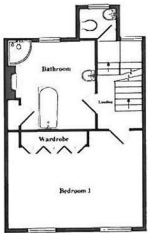
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Basement Level



Ground Floor



1st Floor



2nd Floor

Mark with Mosaic CM11