

Whites

ESTATE AGENTS

339 Wellingborough Road
Northampton NN1 4ER

Tel: 01604 233 600
Fax: 01604 233 445
www.whitesestateagents.co.uk



Cedar Road, Abington Northampton NN1 4RW



Asking Price £272,000

This Victorian home is located in a premier road in Abington and has undergone extensive remodelling to create one of the most exciting properties we have seen that is based on a warehouse style conversion to create space and height. On the ground floor all internal walls have been removed to create a 50' space with a suspended designer steel fire, natural brick walls and a 17' high feature window. Divided into living space, dining and a fantastic kitchen. A central steel spiral staircase leads to the first floor, which has been replanned to increase ceiling height. Two bedrooms, both with en-suite wet rooms cleverly separated by glass panelling; the master having a bath and shower. All this plus useable cellar, garden and double garage. bringing together an ideal home.

Ener via:

Composite door with windows into:

inner hallway

Laminate flooring, with glazed commercial style doors into:





Lounge

25'6" x 15'8" (7.79 x 4.78)

Double glazed window to front, array of double glazed windows to rear, tiled flooring, feature brick wall to one side of the lounge area and to one side of the dining area down to the cellar, glass finish rail down into the cellar, feature wood burner that descends from the ceiling, spiral staircase to first floor and open into the kitchen/diner.





Kitchen/Diner

20'6" x 9'4" (6.27 x 2.85)

Double-glazed doors to the side with windows on each side in the dining area with tiled floor. Step up into the kitchen area with double glazed windows to rear, breakfast bar, range of base units, worksurfaces with upstands and red splashback to one side. There is also a double stainless steel sink with drainer and mixer tap over, freestanding cooker with an extractor over.





Landing/Study

15'7" x 10'9" (4.77 x 3.3)

Doors leading to two bedrooms and landing area with feature floor to ceiling wall highlighted by down lights.





Bedroom One

14'6" x 10'2" into bay (4.44 x 3.11 into bay)

Double glazed window with frosting to front, beamed ceiling, feature brick walls to some areas, glass screen and glass door to en-suite. En-suite wet room with waterfall shower over, vanity wash hand basin, paneled mosaic bath and low level WC.





Bedroom Two

20'6" x 9'4" (6.27 x 2.85)

Two Velux windows to ceiling, feature brick walls to three sides with vaulted ceiling, feature en-suite with walk-in shower with waterfall head over, vanity wash hand basin and low level WC. There are double glazed doors onto the balcony.

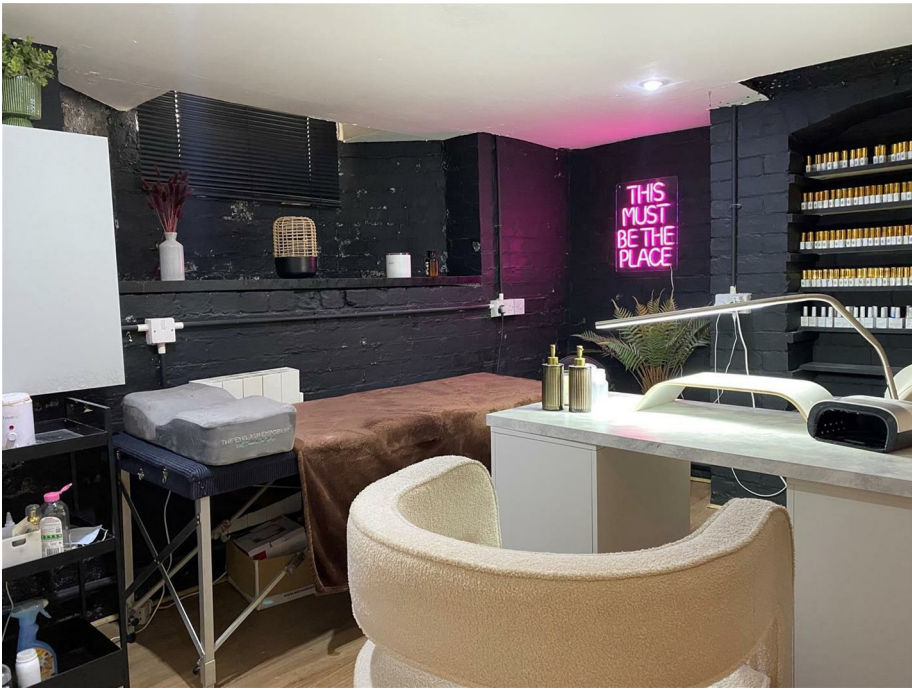


Balcony

With views over the garden.

Garage

18'0" x 15'1" (5.5 x 4.6)





Cellar

15'7" x 11'10" (4.77 x 3.61)

Very usable cellar with separate WC.

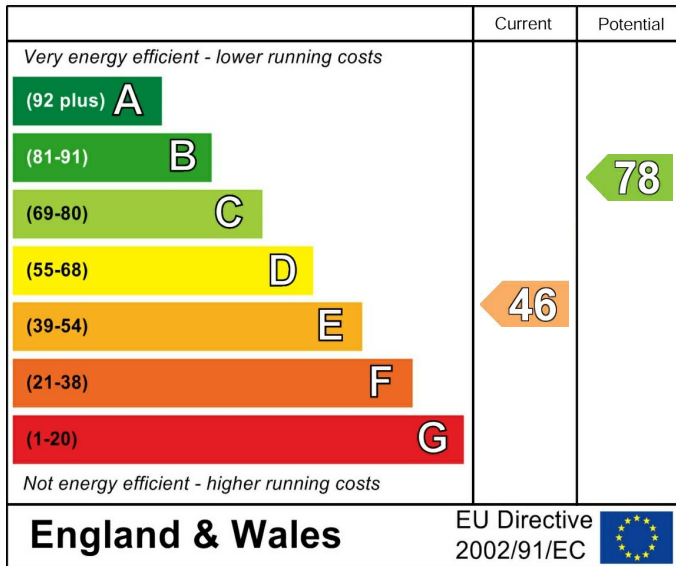




Rear Garden

A brick path leading down to the garage with gravel to each side, planting borders with a variety of fauna and flora.

Energy Efficiency Rating



Environmental Impact (CO₂) Rating

