

Asking Price Of
£375,000

Freehold

72 Derngate, Northampton, NN1 1UH

Situated in one of Northampton's premier roads, an elegant Grade II listed mews house offering stylish accommodation that successfully combines period charm with modern day features. Derngate is located in the heart of Northampton's Cultural Quarter.

Northampton

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Offices also located in Daventry

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Introduction

A very rare opportunity has arisen to own this fine example of a Grade II Listed Georgian town house and boasts charm and beauty throughout and has to be seen.

The accommodation is set over four floors and briefly comprises; Large Entrance Hall/Study Area, Lounge, Open Plan Kitchen/Dining Room, Bedroom One & En-Suite, Bedroom Two & En-suite, Bedroom Three, Bathroom. Delightful Walled Garden, Two Allocated Parking Spaces.

Nestled in Northampton's buzzing culture quarter, Derngate places you at the centre of everything, The re-branding was launched in early 2013. The Northampton Museum, theatre complex Royal & Derngate, the historic Charles Rennie Mackintosh house -78 Derngate, an art gallery NN Contemporary Art and a cinema, the Northampton Filmhouse. An eclectic mix of independent shops, cafe's and restaurants close by. Derngate is well connected with Northampton train station and Northampton Town Centre within easy reach while the newly revamped hospital is just a few minutes walk. The leafy Becketts Park takes you to Northampton's picturesque marina lined with colourful canal boats also just a few minutes walk from home.

RECEPTION HALL/STUDY

7'10' x 15'8' (2.13m x 4.57m) Period feature fireplace into the corner. Single glazed window to the rear. Internal wooden restored door providing access to the first floor landing.

LOUNGE

21'11' x 12'2' 0" (6.4m x 3.66m) Stunning room with original glazed sash bay window to the front. Feature wall mounted lighting. Period feature mantle piece and fireplace surround. Radiator. Single glazed window to the rear.

KITCHEN/DINING ROOM

21'0' x 19'9' (6.4m x 5.79m) Glazed tiled flooring. Polished quartz work surface. Bespoke wooden storage. Wall mounted 'Worcester Bosch' gas combination boiler. Fitted with a range of wall mounted and base level units. Integrated dishwasher. Integrated fridge and freezer. Induction hob with electric oven. Low level LED lighting. Wall to floor feature radiators. One and a half bowl stainless steel single drainer sink unit with chrome mixer tap. Single glazed window to the rear. French style patio doors to the rear garden. Part glazed door to the rear. Stairs rising to the ground floor

with under stairs storage. Plumbing for a washing machine. Feature breakfast bar down lighting centrally. Dual-zone underfloor heating.

FIRST FLOOR LANDING

Exposed painted wooden floorboards. Window to the rear providing views across the garden.

BEDROOM ONE

20;11' x 12'2' (6.1m x 3.66m) Exposed wooden floorboards. Bespoke fitted window shutters. Wooden sash single glazed window to the front. Radiator. Period feature mantle piece and fireplace surround. Bespoke storage seating to the rear. Single glazed window to the rear.

EN-SUITE SHOWER ROOM

Double shower enclosure with electric shower. Pedestal hand wash basin. Low level WC. Radiator. Single frosted double glazed window to the front. Spotlights down lighting.

FAMILY BATHROOM

Double ended Victorian style bath with chrome mixer tap and shower unit. Glazed tiled flooring. Hand wash basin. Single glazed window to the rear. Low level WC, Radiator.

SECOND FLOOR LANDING

Exposed painted wooden floorboards. Single glazed window to the rear.

BEDROOM TWO

20'4' x 10'10' (6.1m x 3.05m) Feature period cast iron mantle piece and fireplace surround. Two exposed original treated doors providing access to a storage cupboard. Single glazed sash window to the front. Bespoke fitted shutters. Radiator. Single glazed window to the rear.

EN-SUITE SHOWER ROOM

Fully tiled shower enclosure with electric shower. Hand wash basin. Period feature tiled effect vinyl flooring. Spotlights down lighting. Single glazed sash window to the front.

BEDROOM THREE

10'4' x 7'11' (3.05m x 2.13m) Loft hatch access into the ceiling. Single glazed window to the rear. Radiator.

SOUTH FACING GARDEN

Measuring approximately 27ft x 20ft. South facing walled garden. Central



wooden decked area. Low maintenance gravel area to the rear with raised sleeper border and beds. Pedestrian access gate providing access to the allocated parking to the rear. Wooden storage shed to the side. Power points. Water points. Feature wall lighting to the side.

TWO PARKING SPACES





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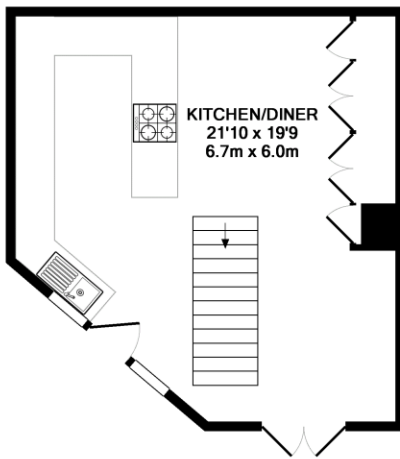
Asking Price Of

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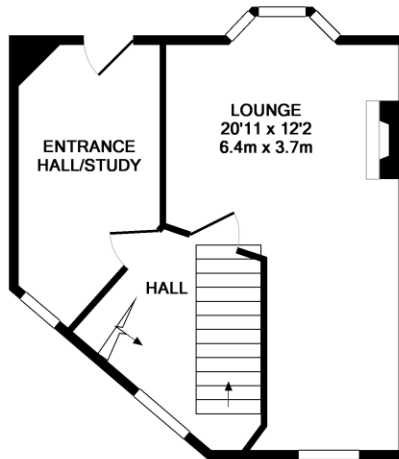
Freehold

Local Authority

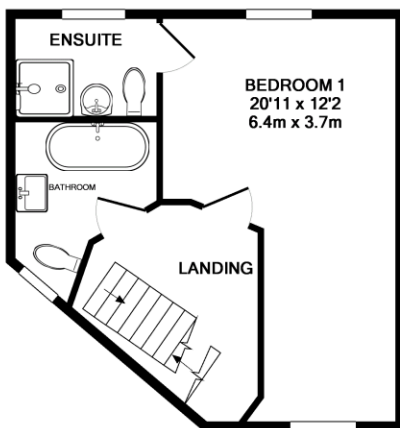
Northampton Borough Council



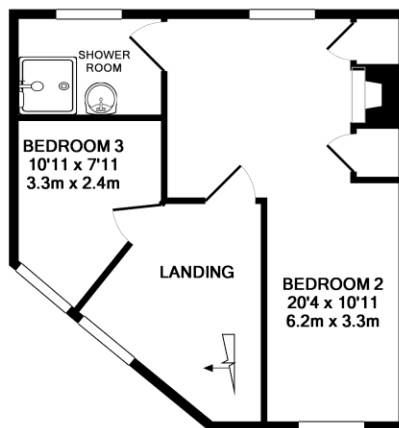
BASEMENT LEVEL
APPROX. FLOOR
AREA 368 SQ.FT.
(34.2 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 375 SQ.FT.
(34.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 370 SQ.FT.
(34.4 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 371 SQ.FT.
(34.4 SQ.M.)

DERNGATE
TOTAL APPROX. FLOOR AREA 1484 SQ.FT. (137.9 SQ.M.)

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 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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rightmove.co.uk
The UK's number one property website

Appliances: Stonhills have not tested any equipment, fittings for services and so cannot verify they are in working order. The buyer is advised to obtain verification from their Solicitor or Surveyor. Measurements are for guidance only and are approximate. The buyer is therefore advised to check measurements if they are required for any other purpose e.g. fitted carpets, furniture, etc.