



BISHOPS DRIVE

Kingsthorpe, Northampton, NN2 6QP



DAVID COSBY
ESTATE AGENTS



Bishops Drive

Kingsthorpe, Northampton, NN2 6QP

Total GIA Floor Area Inc. Garage | Approx. 94 sqm (1012 sqft)



3 Bedrooms



2 Receptions



1 Shower Room

Features

- No onward chain
- Sought after location
- Well-maintained family home
- Three bedrooms
- Elevated position with pleasant views
- Single garage with separate workshop
- Corner plot
- Front and rear gardens with summer house

Description

This well-maintained semi-detached family home occupies an elevated corner plot in the sought after location of Kingsthorpe and has pleasant first-floor views towards Kingsthorpe Meadows and the Church of St. John the Baptist. The property is constructed from red facing brickwork at ground floor with rendering to first floor, beneath a hipped and tiled roof. There is off-road parking leading to an attached single garage. Accommodation briefly includes three bedrooms, family shower room, sitting room, through dining room, and kitchen.



The property occupies an elevated position on the corner of Bishops Drive in Kingsthorpe with pleasant first floor views towards Kingsthorpe Meadow and the Church of St John the Baptist.

The Property

Front Entrance Porch

The front porch is accessed via a part glazed panel door set within an arch surround with tiled keystone. There is space either side of the entrance porch for cloaks and shoes and floors are finished with terracotta tiles. A two-panel, aluminium door opens onto the entrance hall.

Entrance Hall

Fitted with cut pile carpet, the entrance hall has glazed timber doors opening onto the sitting room and kitchen, and a straight flight of timber stairs (currently fitted with a stair lift which is due to be removed by the vendor) lead to the first-floor accommodation. There is a built-in storage unit for cloaks and shoes which also houses the electric meter and consumer unit.

Kitchen

Located to the rear of the property and with a three-unit window overlooking the garden, the kitchen is fitted with a range of base and wall units with inset sink, and space for a washing machine and free-standing oven. A glazed timber door opens to the workshop. Floors are finished with timber effect sheet vinyl and there is a useful understairs cupboard with louvered timber door fitted with shelving.

Sitting Room

The sitting room is located to the front of the property and has a segmental bay window with partial views of the Church of St. John the Baptist. Floors are finished with cut pile carpet and there is a feature fireplace surround fitted with electric fan fire. An opening has been formed to the dining room area.

Dining Room

Located to the left-hand side of the property, the dining room is fitted with cut pile carpet which flows through from the sitting room, and has a large four-unit window with top hung opening casement overlooking the well-tended rear garden.



The Property

First Floor Landing

The first-floor landing has natural lighting from a casement window to the side elevation and timber flush doors open to the bedrooms and family bathroom. Floors are finished with matching cut pile carpet. A hinged ceiling hatch provides access to the roof void.

Bedroom One

Bedroom one is a double bedroom with segmental bay window overlooking the front aspect and with pleasant views towards the Church and Kingsthorpe Meadow. There is ample storage space by way of fitted wardrobes, and floors are finished with cut pile carpet.

Bedroom Two

A further double bedroom located to the rear left-hand side of the property with good storage space provided by fitted wardrobes including an original timber airing cupboard with slatted pine shelving. Floors are finished with cut pile carpet and a large three-unit casement window overlooks the rear garden.

Bedroom Three

Located to the front right-hand side of the property, bedroom three is a single bedroom with two-unit casement window overlooking the front garden with views towards the Church and Kingsthorpe Meadows. There is a built-in, over stairs cupboard which houses the modern combination boiler. Floors are finished with cut pile carpet.

Family Shower Room

The family shower room is fitted with a three-piece suite comprising WC with concealed cistern and clamshell wash hand basin with chrome pillar taps, both set within a vanity unit with low level storage cupboard, and shower cubicle with glazed screen. Walls are finished with full height ceramic tiling and a two-unit frosted casement window provides natural lighting and ventilation. Additional heating is provided by a wall mounted electric fan heater and floors are finished with cut pile carpet. Mechanical extract ventilation has been installed.



Grounds

Front Aspect

The property is set back from Bishops Drive with an attractive front garden with perimeter shrubs and flowers which are just coming into bloom, and an artificial turf lawn with central stone feature. A dropped kerb and block paved drive provide off-road parking and lead to the attached single garage which is of moulded concrete block construction with a roller shutter vehicular door. Boundaries comprise well-tended privet hedge rows.

Rear Garden

The well-tended rear garden is south-east facing and benefits from a good amount of sunshine throughout the day. Boundaries comprise a mixture of low-level timber panel fencing with upper trellising, and well-maintained hedgerow. Concrete pathways intersect the flower beds and lead to a timber summer house which is included in the sale. A brick retaining wall separates the raised garden areas from a concrete patio spanning the full width of the property.

Garage and Workshop

The attached single garage is of moulded concrete block construction with an automatic roller shutter vehicular door and a useful rear workshop area, accessed via a part glazed door. A fixed glazed window overlooks the rear garden which can be accessed via a timber door. Power and lighting have been provided.



Location

The property occupies an elevated position on the corner of Bishops Drive in Kingsthorpe with pleasant first floor views towards Kingsthorpe Meadow and the Church of St John the Baptist.

Kingsthorpe has a history with roots that can be traced back to the Domesday Survey of 1085. Whilst the area has transitioned organically from a historic village to a vibrant suburb of Northampton, it still retains two distinct Conservation Areas, both with their own individual character.

Located on sloping land near the river Nene, parts of Kingsthorpe maintains a semi-rural feel and of particular note is Kingsthorpe Meadow, a 14.4-hectare Local Nature Reserve offering a green corridor that supports natural habitats and provides recreational spaces for residents.

Amenities and facilities within Kingsthorpe include supermarkets like Waitrose, various retail shops, and essential services such as banks and post offices within the Kingsthorpe shopping parade. The area also offers a range of educational facilities, ensuring residents have access to quality schooling. Primary schools such as Kingsthorpe Village Primary School, Kingsthorpe Grove Primary School, and All Saints CEVA Primary School in Boughton Green Road cater to younger students, while secondary education is available at Kingsthorpe College.

Property Information

Tenure: Freehold

Local Authority: West Northamptonshire Council (Northampton Area)

Services: Water, Drainage, Gas, and Electricity

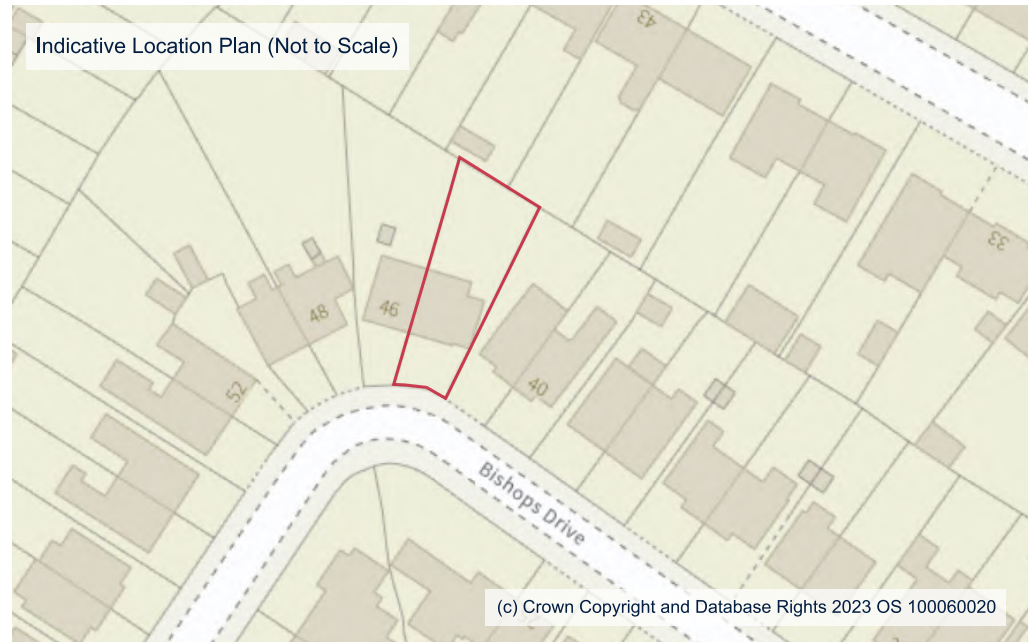
Council Tax: Band C **EPC:** Rating D

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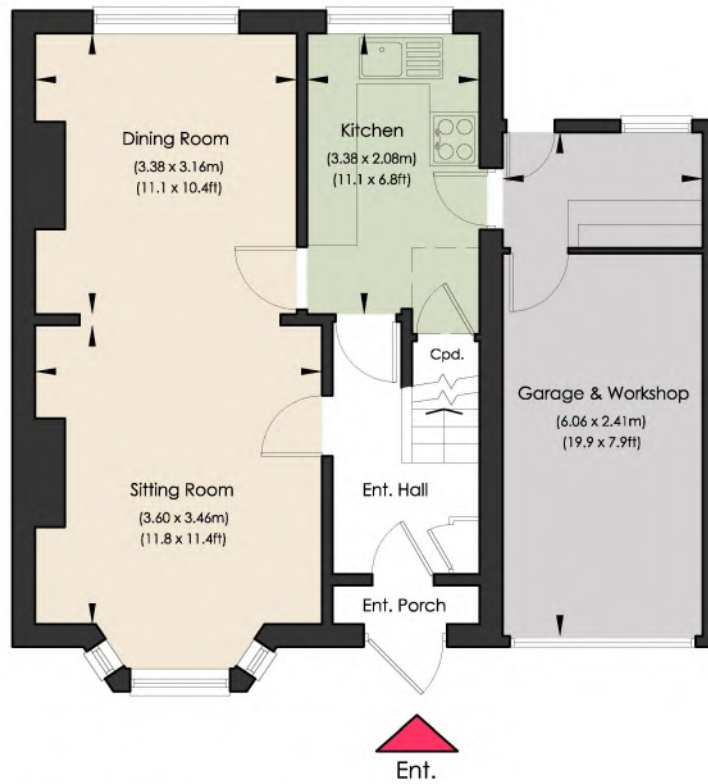
Bishops Drive, Kingsthorpe, NN2 6QP

Approximate GIA (Gross Internal Floor Area) Inc. Garage = 94 sqm (1012 sqft)

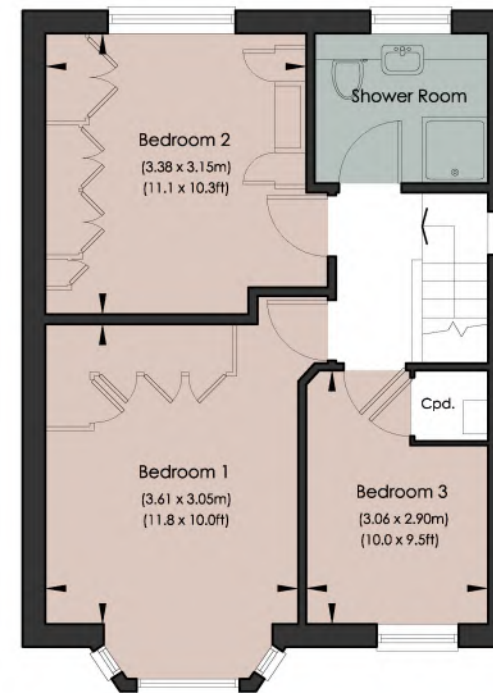


David Cosby Chartered Surveyors & Estate Agents

This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



GROUND FLOOR GIA = 55 sqm (592 sqft)



FIRST FLOOR GIA = 39 sqm (420 sqft)



KINGSTHORPE

01604 979628

enquiries@davidcosby.co.uk

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MARLA
Sales & Lettings Manager



David Cosby
MRICS | MARLA
Director | Building Surveyor





Virginia Church
MRICS
Building Surveyor



Natasha Cosby
MNAEA | Solicitor
Director | Practice Manager



 01604 979628  enquiries@davidcosby.co.uk

www.davidcosby.co.uk