

Property Details

10 The Avenue, Cliftonville, Northampton,
Northamptonshire, NN1 5BT

Guide Price **£375,000**



Property Photos

10 The Avenue, Cliftonville, Northampton, Northamptonshire, NN1 5BT



Creation Date

09/05/2025

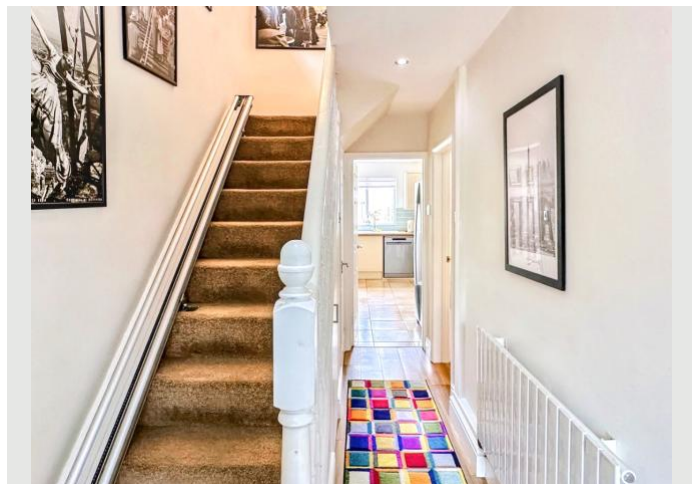
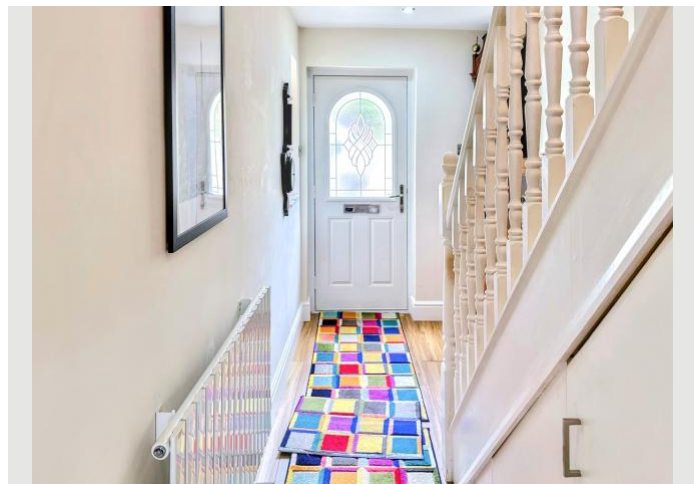
Property Photos

10 The Avenue, Cliftonville, Northampton, Northamptonshire, NN1 5BT



Property Photos

10 The Avenue, Cliftonville, Northampton, Northamptonshire, NN1 5BT



Creation Date

09/05/2025

Property Photos

10 The Avenue, Cliftonville, Northampton, Northamptonshire, NN1 5BT



Creation Date

09/05/2025

Property Photos

10 The Avenue, Cliftonville, Northampton, Northamptonshire, NN1 5BT

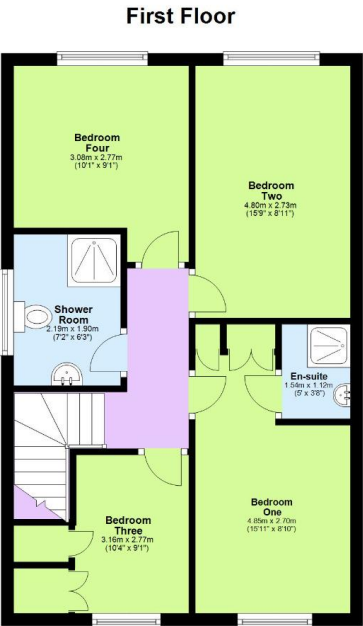


Creation Date

09/05/2025

Property Floor Plans

10 The Avenue, Cliftonville, Northampton, Northamptonshire, NN1 5BT



Property Info

10 The Avenue, Cliftonville, Northampton, Northamptonshire, NN1 5BT

Property Type
House
Property Style
Detached
Bedrooms
4
Bathroom
2
Receptions
2
Tenure Type
Freehold
Floor Area
-
Agency Type
Sole
Parking
Garage
Type
Sales
Electricity
Mains Supply

Property Info

10 The Avenue, Cliftonville, Northampton, Northamptonshire, NN1 5BT

Water Supply
Mains
Sewerage
Mains Supply
Heating
Gas Central
Broadband
-
Accessibility
-
Restrictions
-
Condition
Good
Flooded In Last Five Years
No
Current Annual Ground Rent
-
Current Service Charge
-
Rent Review Period (Year)
-

Property Info

10 The Avenue, Cliftonville, Northampton, Northamptonshire, NN1 5BT

Ground Rent Percentage Increase
-
Service Review Period (Year)
-
Lease End Date
-
Price Qualifier
Guide Price
Price
£375,000
Land Size
-
Age of Property
-
Year Built
-
New Home
No

Property Features

10 The Avenue, Cliftonville, Northampton, Northamptonshire, NN1 5BT

Feature 1

Four Bedroom Detached Property

Feature 2

Open Plan Kitchen / Diner

Feature 3

Large Driveway For Several Vehicles And Detached Garage

Feature 4

Fast 28 Day Exchange (express Sale)

Feature 5

Private, South Facing Rear Garden With Large Shed

Feature 6

Two Large Reception Rooms

Feature 7

En-suite To Bedroom One

Feature 8

Downstairs Wc / Cloakroom

Feature 9

Short Walk From Local Amenities

Feature 10

Sought After Location Of 'the Avenue' In Cliftonville

Property Description

10 The Avenue, Cliftonville, Northampton, Northamptonshire, NN1 5BT

Four Bedroom Detached Property For Sale in Cliftonville, Northampton

Four Bedroom Detached Family Property with Garage and South-Facing Garden For Sale in Cliftonville, Northampton

Set on one of Cliftonvilles most desirable residential roads, this beautifully presented four bedroom detached property offers a peaceful retreat in a prime town location just a short walk from Northampton School for Boys, Northampton General Hospital and all the conveniences of town living.

This Property Must Be Sold 375,000 is a guide price, not an asking price.

It really is up to you to decide what you would like to pay for this property.

We are looking to sell and complete quickly so we would politely ask that only buyers in a position to buy may apply, to purchase this property if you want help with mortgage, solicitor or general buying advice or please just ask.

We will be encouraging an exchange of contracts within 28 days subject to the legal process. Steps have been taken using our Express Sale Method to allow a quick exchange to happen.

We are looking for a buyer who can proceed quickly with this purchase. The sale pack is ready with the sellers solicitors, with searches ordered and can be sent straight to your solicitor just as soon as your offer is accepted (searches to be paid for by the buyer upon completion.)

Dont worry, we have a team who will be on hand to help make this happen for you.

If you have any questions about this, please just ask.

If you are in a position to purchase and you would like a more detailed look around, then feel free to contact the Campbells team and they will book you in your very own private viewing appointment. We will be conducting these on Sunday 18th May.

Creation Date

09/05/2025

Property Description

10 The Avenue, Cliftonville, Northampton, Northamptonshire, NN1 5BT

There is also a very handy video on this page that will take you around the entire property. We do recommend watching this, looking through all the photos and floorplan and reading the details before booking a viewing.

The moment you arrive, its clear this is a home thats been well cared for. With an expansive driveway providing off-road parking for several vehicles, and a detached garage tucked at the rear, theres plenty of practical space before you even step through the front door.

Inside, the entrance hall is light and welcoming, leading through to a spacious, open-plan kitchen and dining area that really forms the heart of this home. With modern shaker-style cabinetry, sleek tiled flooring and plenty of workspace, its a kitchen that balances style and function. Theres room for a large dining table too, perfect for family meals or when friends drop in. The whole space is filled with natural light, and double doors open through to the rear reception room.

This lovely second reception space is currently set up as a bright and relaxing garden room. With full-height glazing and French doors opening straight out onto the private south-facing garden.

To the front of the house is a separate loungea more traditional sitting room that offers a cosy retreat, complete with an elegant fireplace.

Theres also a handy downstairs WC off the hallway.

Upstairs youll find four generous bedrooms, all immaculately presented and offering comfortable, versatile space for family members or guests. The main bedroom benefits from its own en-suite shower room, while the remaining three bedrooms are served by a smart refitted family shower room. The main bedroom and bedroom three also have fitted

Creation Date

09/05/2025

Property Description

10 The Avenue, Cliftonville, Northampton, Northamptonshire, NN1 5BT

wardrobes.

Outside, the rear garden is an absolute gem. South-facing and very private, it has been thoughtfully landscaped to create distinct areas for relaxing, dining, pottering and growing. There's a large patio seating area, an impressive wooden pergola, a greenhouse and a large timber shed all surrounded by mature borders filled with colourful plants and climbers. Its low maintenance but full of personality, and ideal for anyone who enjoys time in the garden.

The location is ideal too. The Avenue is a quiet, leafy road in the sought-after Cliftonville area of Northampton an excellent choice for families thanks to its proximity to Northampton School for Boys, Northampton High School, and several good primaries. Northampton General Hospital is just around the corner, and Abington Park is within walking distance perfect for weekend strolls, bike rides, and picnics with the kids. You'll also find a range of shops, cafes and restaurants nearby, plus easy access to the town centre, train station and road links for commuters.

This is a home that's been loved, looked after, and lived in well and now it's ready for its next chapter.

TENURE: Freehold

EPC: TBC

COUNCIL TAX BAND: D

The measurements for this property are as follows:

LOUNGE

4.84m x 3.63m (15' 11" x 11' 11")

Creation Date

09/05/2025

Property Description

10 The Avenue, Cliftonville, Northampton, Northamptonshire, NN1 5BT

DINING AREA

3.95m x 2.88m (13' 0 x 9' 5")

KITCHEN

4.56m x 2.51m (15' 0 x 8' 3")

RECEPTION ROOM

4.85m x 3.28m (15' 11" x 10' 9")

BEDROOM ONE

4.85m x 2.70m (15' 11" x 8' 10")

EN-SUITE

1.54m x 1.12m (5' 0 x 3' 8")

BEDROOM TWO

4.80m x 2.73m (15' 9" x 8' 11")

BEDROOM THREE

3.16m x 2.77m (10' 4" x 9' 1")

BEDROOM FOUR

3.08m x 2.77m (10' 1" x 9' 1")

SHOWER ROOM

2.19m x 1.90m (7' 2" x 6' 3")

Creation Date

09/05/2025