

**19 Magnolia Close
Abington Vale
NORTHAMPTON
NN3 3XE**

£425,000



- **EXTENDED DETACHED HOME**
- **FOUR RECEPTIONS**
- **DOUBLE GLAZING**
- **CLOAKROOM AND EN-SUITE**

- **FOUR BEDROOMS**
- **KITCHEN BREAKFAST ROOM**
- **PARKING AND GARAGE**
- **ENERGY PERFORMANCE RATING: D**

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This extended four bedroom detached home is nestled into the corner of a cul-de-sac location in the sought after Abington Vale area of Northampton, close to Abington Park and Northampton School for boys.

The accommodation comprises; an entrance hall, sitting room, dining room, a stylish modern kitchen breakfast room, refitted cloakroom W.C., family room and a conservatory on the ground floor. To the first floor there is a generous master bedroom with a refitted en-suite and fitted wardrobes, three further bedrooms and a family bathroom with four piece suite including a separate shower cubicle. Situated on a generous plot there is a garden to the rear and to the front a drive providing off road parking for several vehicles leads to a garage.

Benefits include uPVC double glazing, gas fired radiators, ease of access to Northampton Town Centre, the A45 and the M1 motorway.

Ground Floor

Entrance Hall

Entered via a panelled door under a storm porch, stairs rising to the first floor landing, radiators, under stairs storage cupboard, oak flooring, panelled doors to the ground floor rooms.

Sitting Room

14'9 x 12'1 (4.50m x 3.68m)

Double glazed windows to the rear elevation, sliding patio doors to the conservatory, feature fireplace with an inset gas fire with a timber surround, two radiators, television point,

Conservatory

9'2 x 8'3 (2.79m x 2.51m)

Of uPVC double glazed construction over a dwarf wall, tiled flooring power and light connected, double glazed windows and French doors to the rear garden.

Dining Room

11'9 x 8'1 (3.58m x 2.46m)

Double glazed bay window to the front elevation, radiator.

Family Room

12'10 x 7'11 (3.91m x 2.41m)

Double glazed window to the side elevation, wall mounted electric heater, television point, oak flooring.

Kitchen Breakfast Room

17'1 (max) x 17'4 (max) (5.21m (max) x 5.28m (max))

Refitted in a stylish range of wall and base level units with complimentary work surfaces and a matching central island. Integrated appliances include a dishwasher and washing machine. Inset porcelain sink with a mixer tap over, space for a gas range with an extractor over, room for an American style fridge freezer, double glazed windows to the front and rear elevations, radiator, television point, tiled flooring, French doors to the rear garden.

Dowstairs W.C.

Refitted with a modern white suite comprising a low level W.C. and a wooden plinth housing a wash hand basin, tiled flooring and walls to half height, radiator, double glazed window to the front elevation

First Floor

Landing

Loft access hatch, airing cupboard, panel doors to:

Master Bedroom

12'6 (max) x 12'3 (max) (3.81m (max) x 3.73m (max))

Double glazed windows to the front elevation, radiators, television point, built in wardrobes, door to the en-suite.

En-Suite Shower Room

Fitted with a suite comprising; a tiled shower cubicle, low level W.C. and a vanity unit housing a wash basin, tiled flooring, tiled walls to half height and splash back areas, double glazed window to the side elevation, radiator, extractor fan

Bedroom Two

16'2 narrowing to 14'6 x 8'9 (4.93m narrowing to 4.42m x 2.67m)

Double glazed window to the front elevation, radiator, television point, fitted range of wardrobes.

Bedroom Three

11'11 x 8'1 (3.63m x 2.46m)

Double glazed window to the rear elevation, radiator, built in wardrobes.

Bedroom Four

8'9 x 8'1 (2.67m x 2.46m)

Double glazed window to the rear elevation, radiator.

Family Bathroom

Fitted with a suite comprising; a panelled bath, tiled shower cubicle, low level W.C. and a vanity unit housing a wash basin, vinyl flooring, tiled walls to half height and splash back areas, double glazed window to the rear elevation, radiator, extractor fan.

Outside

Rear Garden

Laid mainly to lawn, decked patio and further paved patio area, enclosed flower beds, gated side access, various shrubs and maturing trees.

Front Garden

Laid mainly to gravelled beds, path to the front porch

Off Road Parking

Block paved off road parking for several vehicles in front of the garage.

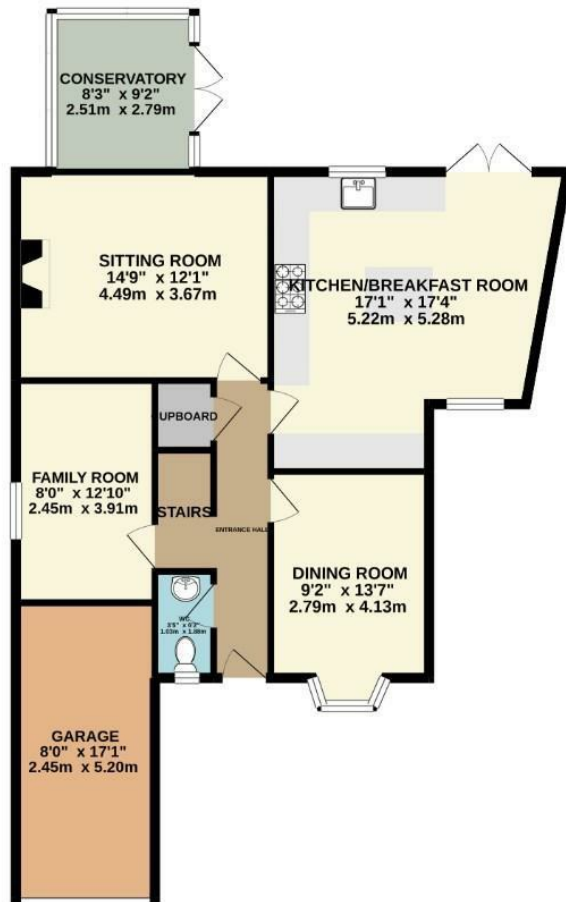
Garage

A single garage with an up an over door, Power and light connected.

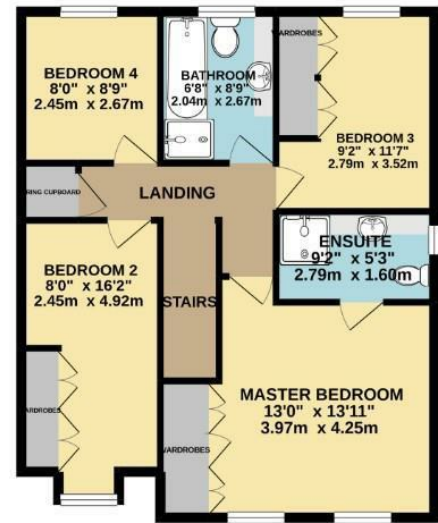




GROUND FLOOR
966 sq.ft. (89.7 sq.m.) approx.




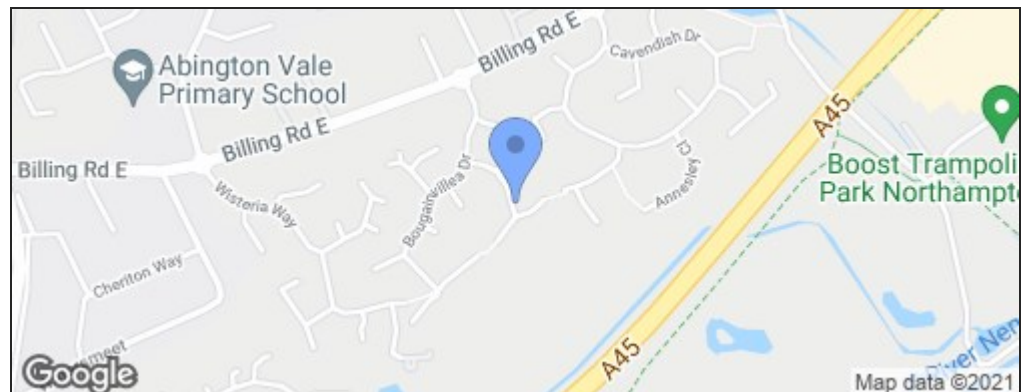
1ST FLOOR
682 sq.ft. (63.4 sq.m.) approx.



TOTAL FLOOR AREA: 1648 sq.ft. (153.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.