

**49 Bridgewater Drive
Abington Vale
NORTHAMPTON
NN3 3AF**

£375,000



- **STUNNING GARDEN**
- **HIGHLY REGARDED LOCATION**
- **OFFICE**
- **DINING/FAMILY ROOM**

- **EXTENDED**
- **THREE BEDROOMS**
- **LOUNGE**
- **ENERGY EFFECIECY RATING: TBC**

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk



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Occupying this expansive plot is an extended three bedroom detached family home in the highly regarded and sought after area of Abington Vale. The accommodation comprises a spacious entrance hall, cloakroom, office, generous sized lounge, dining/family room, and a charming conservatory with views over the stunning garden. A fitted kitchen completes the ground floor.

On the first floor, the property offers three well proportioned bedrooms and a family bathroom. Externally, there is an open plan front garden with a driveway providing off road parking and access to the garage. The rear garden is undoubtedly the star of the show, beautifully planted with a wide array of flowers and shrubs, creating a delightful outdoor space.

This property is ideally located in Abington Vale, close to Abington Park and several well regarded schools, making it a perfect family home.

Gound Floor

Entrance Hall

Approached via entrance door to the side, stairs rising to the first floor, coving, doors to

Cloakroom/WC

Window to the side aspect, modern suite comprising, mounted wash hand basin with half tiled wall, low level wc,

Office

6'11" x 6'2" (2.13m x 1.89m)

Window to the front aspect, coving, radiator.

Lounge

19'5" x 11'6" (5.92m x 3.51m)

Widow to the front aspect, TV point, fireplace with gas fire, coving, radiator, open access to;

Dinig/Family Room

16'9" x 9'3" (5.12m x 2.83m)

Window to the side aspect, radiator, sliding doors to conservatory, radiator, coving, door to;

Kitchen

12'5" x 9'6" (3.79m x 2.92m)

Window and door to the rear aspect, one and a half bowl sink unit set into a range of base units with work surfaces over, tiled splash backs, matching wall mounted units, built in oven and gas hob with extractor hood over, plumbing for washing machine, space for fridge freezer.

Conservatory

Enjoying views over the delightful rear garden.

First Floor

Landing

Window to the side aspect, door to;

Bedroom One

12'6" max x 12'9" (3.82m max x 3.89m)

Window to the front aspect, radiator, eaves storage.

Bedroom Two

10'2" m x 8'9" (3.1 m x 2.67m)

Window to the side aspect, radiator.

Bedroom Three

9'9" x 8'0" (2.98m x 2.45m)

Window to the front aspect, radiator, eaves storage.

Bathroom

Window to the rear aspect, modern suite comprising low level wc, pedestal wash hand basin, side panelled bath with shower over wall tiling.

Externally**Front Garden**

Open plan garden with driveway providing off road parking and leading to;

Garage

Up and over door, power and light connected, door to rear garden.

Rear Garden

The rear garden is undoubtedly the star of the show, beautifully planted with a wide array of flowers and shrubs, creating a delightful outdoor space.

Agents Notes

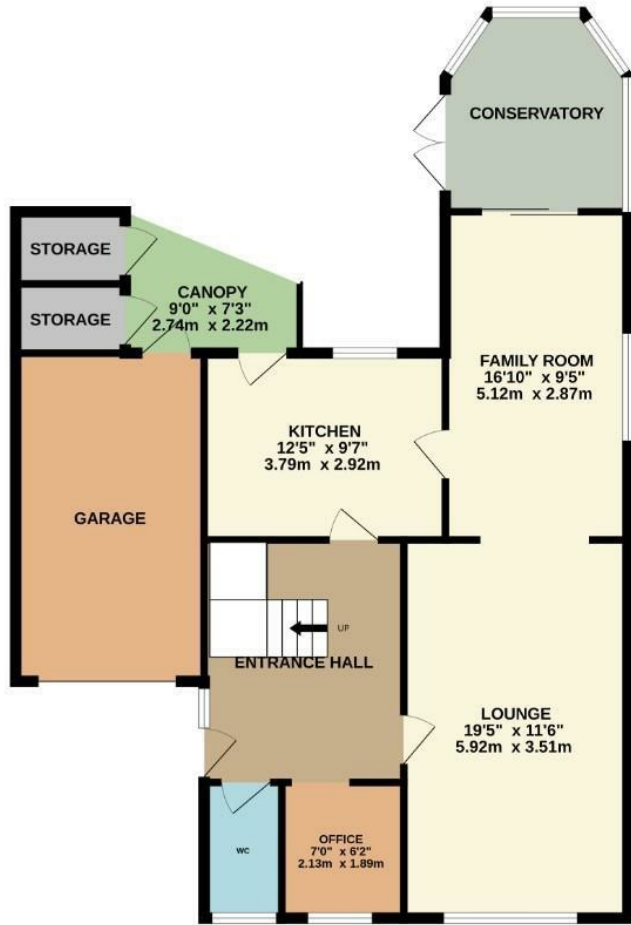
West Northamptonshire Council

Council Tax Band: D

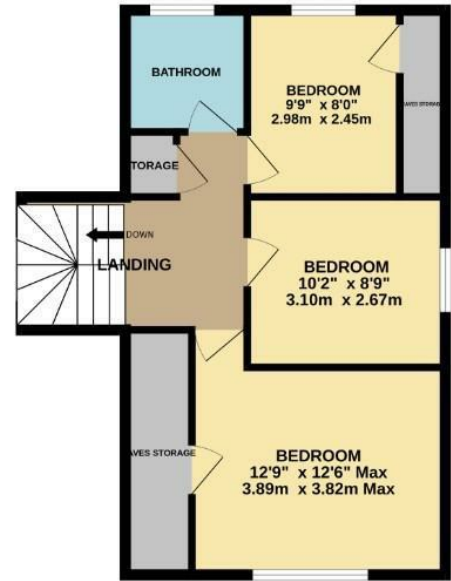




GROUND FLOOR
997 sq.ft. (92.7 sq.m.) approx.



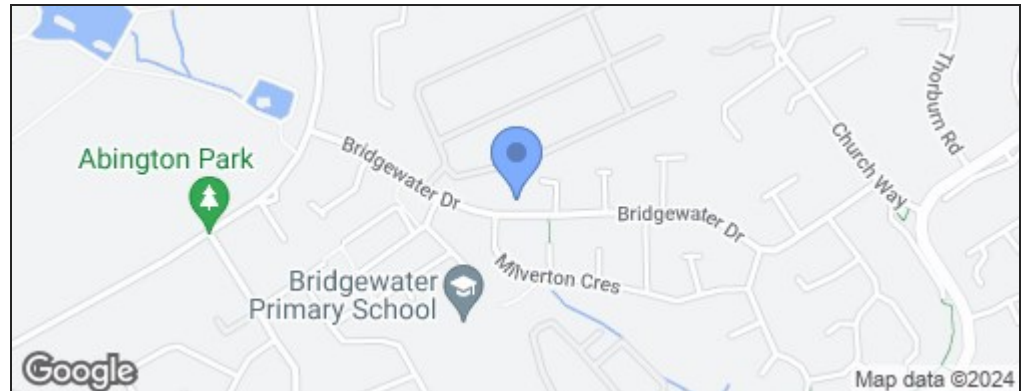
1ST FLOOR
516 sq.ft. (47.9 sq.m.) approx.



TOTAL FLOOR AREA: 1514 sq.ft. (140.6 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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 firm's employment has the authority to make or give any representation or warranty in respect of the property.