

**18 Campanula Close
Abington Vale
NORTHAMPTON
NN3 3QG**

£345,000



- **THREE BEDROOMS**
- **ENSUITE SHOWER ROOM**
- **GARAGE AND DRIVE**
- **RADIATOR HEATING**

- **REFITTED KITCHEN BREAKFAST ROOM**
- **DOWNSTAIRS CLOAKROOM**
- **CUL-DE-SAC LOCATION**
- **ENERGY PERFORMANCE RATING: C**

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Situated in the sought after Abington Vale area of Northampton, this extended and immaculately presented detached home has been modernised throughout and is nestled into the corner of a quiet cul-de-sac. The accommodation comprises: an entrance hall, sitting room, conservatory, stylishly refitted kitchen/breakfast room and a refitted cloakroom W.C. on the ground floor. To the first floor there is a master bedroom with built-in wardrobes and a refitted ensuite shower room, two further generous bedrooms and a family bathroom, Externally there are front and rear gardens and parking on a driveway leading to a single garage. Further benefits include uPVC double glazing, gas fired radiator heating and a complete upper chain.

Ground Floor

Entrance Hall

Entered via a part glazed panelled entrance door with a window to the side, stairs rise to the first floor landing, doors to the ground floor accommodation.

Dual Aspect Sitting Room

22'2 x 10'1 (6.76m x 3.07m)

Double glazed bay window to the front elevation, radiator, television point, sliding patio doors to the conservatory door to the kitchen.

Kitchen/Breakfast Room

16'1 x 8'8 (4.90m x 2.64m)

Refitted with a range of wall and base level units with complementary roll edge work surfaces over, which extend into a breakfast bar, inset one and a half bowl sink drainer unit, inset electric oven and gas hob with an extractor over, space and plumbing for a dishwasher and washing machine, fridge/freezer point, tiled flooring, tiling to splash back areas, double glazed windows to the side and rear elevations, door to the side aspect, under stairs storage cupboard door to the hall.

Conservatory

10'8 x 9'3 (3.25m x 2.82m)

Double glazed uPVC French doors to the rear garden, double glazed windows to the rear and side elevations. tiled flooring, television point.

Cloakroom W.C.

Refitted with a modern suite comprising a close coupled W.C and a vanity unit housing a wash hand basin, radiator, tiled flooring, double glazed window to the side elevation.

First Floor

Landing

Doors to the first floor rooms, loft access hatch, airing cupboard.

Bedroom One

10'4 x 10'3 (3.15m x 3.12m)

Double glazed window to the front elevation, radiator, two built-in double wardrobes, television point, door to the ensuite.

Ensuite Shower Room

Refitted with a suite comprising a double width shower cubicle, low level W.C and a vanity unit housing a wash basin, double glazed window to the front elevation, radiator.

Bedroom Two

10'3 into wardrobe x 9'5 (3.12m into wardrobe x 2.87m)

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

Bedroom Three

8'10 x (2.69m x)

Double glazed window to the rear elevation, radiator.

Bathroom

Fitted with a suite comprising a panelled bath with a shower and screen over, low level W.C., pedestal sink, radiator, tiling to splash back areas, double glazed window to the side elevation.

Front Garden

Laid mainly to ornamental flower beds, path to the front door.

Rear Garden

A low maintenance garden laid mainly to patio and gravelled areas, timber fence enclosed.

Parking

A driveway to the side of the property provides off road parking in front of a single garage

Agents Notes:

Local Authority: Northampton

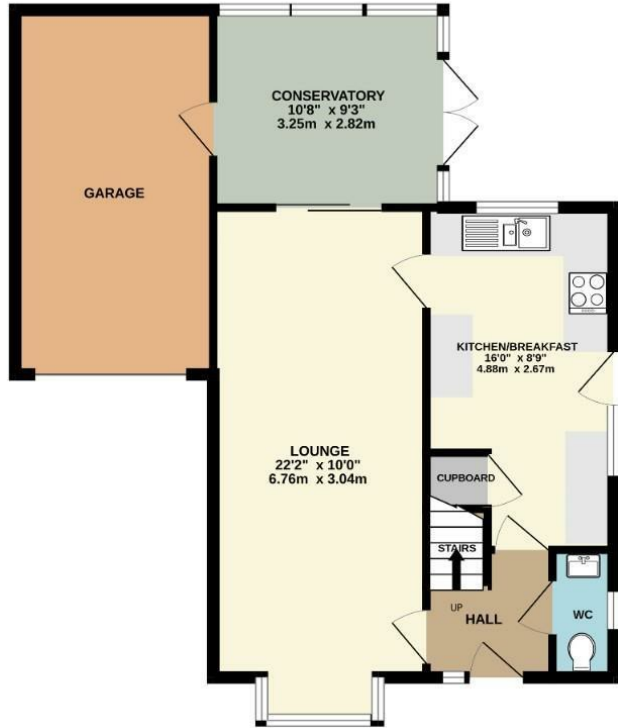
Council Tax Band: D

Energy Performance Rating: TBC

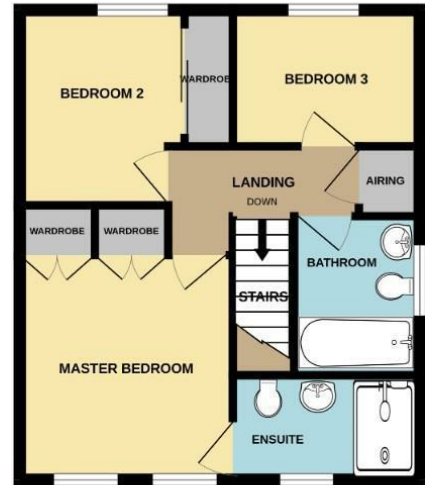




GROUND FLOOR
680 sq.ft. (63.2 sq.m.) approx.



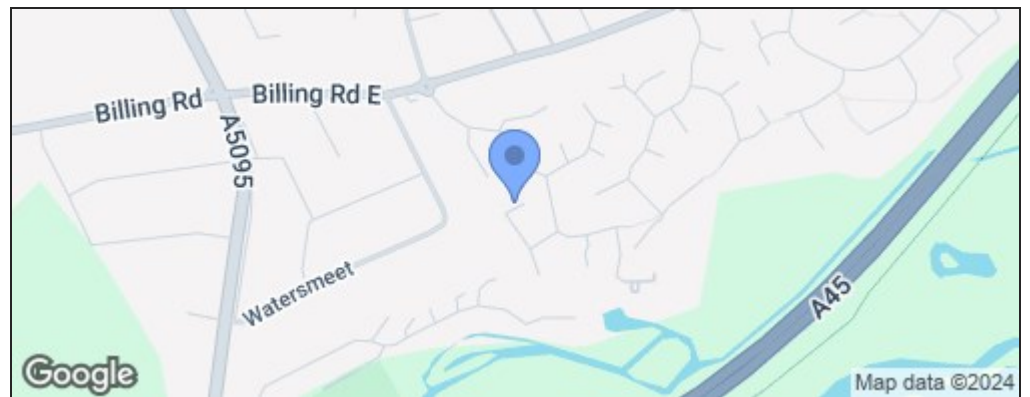
1ST FLOOR
412 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA: 1092 sq.ft. (101.5 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 | | | 84 |
| (81-91) B | | | |
| (69-80) C | | 71 | |
| (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 | | |



Disclaimer

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.