

**7 Taunton Avenue
Abington Vale
NORTHAMPTON
NN3 3LY**

£330,000



- **DETACHED FAMILY HOME**
- **TWO RECEPTION ROOMS**
- **DOWNSTAIRS CLOAKROOM**
- **DRIVEWAY AND GARAGE**
- **LOCAL SCHOOLS & AMENITIES**

- **THREE BEDROOMS**
- **KITCHEN / DINER**
- **FOUR PIECE BATHROOM**
- **ENCLOSED REAR GARDEN**
- **ENERGY RATING: D**

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



PERSONAL • PROFESSIONAL • PROACTIVE

This generously sized family home is situated in a highly desirable location, conveniently close to local schools and amenities. The ground floor features an entrance hall, a cloakroom, a study, a comfortable lounge, and a spacious kitchen/diner. Upstairs, the property offers three well-proportioned bedrooms and a modernised four-piece bathroom. Outside, there is a driveway at the front leading to a garage, while the rear boasts a generously sized garden. Additional benefits include uPVC double glazing and gas radiator heating.

Ground Floor

Entrance Hall

Enter via obscured double glazed door, stairs rising to first floor, doors to:

Cloakroom

Fitted with a two piece suite comprising low level W/C, wash hand basin, tiled splash backs, window to side aspect.

Study

6'11" x 6'0" (2.12 x 1.84)

Window to front aspect.

Lounge

19'3" x 11'5" (5.87 x 3.49)

Dual aspect windows to front, high level window to side, gas fireplace with feature surround.

Kitchen/Diner

Fitted with a range of wall and base level units with work surface over, sink and drainer unit with mixer tap over, space for range cooker with extractor hood over, space for washing machine and dishwasher, door leading to rear garden, dining area has French doors leading to rear garden.

First Floor

Landing

Window to side aspect, doors to all rooms.

Bedroom One

9'8" x 12'11" (2.97 x 3.95)

Window to front aspect, door to storage eave.

Bedroom Two

8'10" x 10'1" (2.7 x 3.08)

Window to side aspect.

Bedroom Three

9'9" x 8'2" (2.99 x 2.51)

Built in eave storage, window to rear aspect.

Bathroom

Refitted with a four piece suite comprising low level W/C, vanity unit with inset sink, panel bath, shower cubicle with fitted shower over, tiled splash backs, tiled floor, obscured window to rear aspect.

Externally

Front Garden

Drive way leading to garage, lawn area.

Rear Garden

Laid to patio and lawn, enclosed by timber fencing, gated side access, door to garage, storage shed.

Agents Notes

Local Authority: West Northamptonshire

Council Tax Band: D

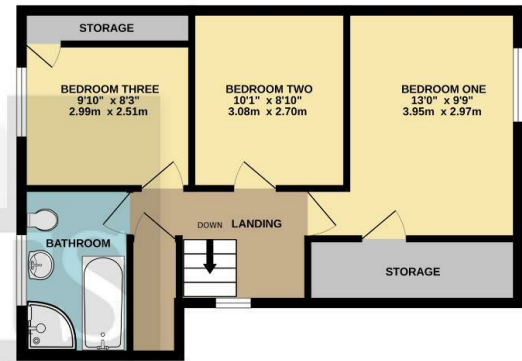




GROUND FLOOR
705 sq.ft. (65.5 sq.m.) approx.



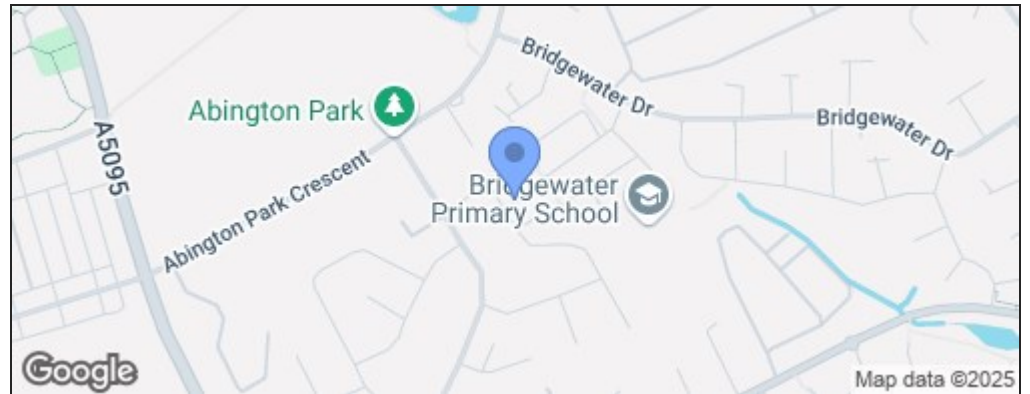
1ST FLOOR
496 sq.ft. (46.1 sq.m.) approx.



TOTAL FLOOR AREA: 1201 sq.ft. (111.5 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.
Made with Metropix ©2025

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	62	
(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.