



**18 Magnolia Close, Abington Vale, Northampton, NN3 3XE**  
**£390,000 Freehold**

Jackson Grundy are very pleased to present this four bedroom family home located in the popular area of Abington Vale. This family home has been very well maintained by the current owners and benefits from great living space which is perfect for entertaining guests. The accommodation comprises entrance hall, lounge, dining room, kitchen, utility room and WC. To the first floor are four bedrooms, main bedroom with en-suite, family bathroom and access to the loft space. Externally is a well maintained mature garden and to the front is a driveway for multiple vehicles and large lawn area. Further benefits include a garage which has been part converted to create a downstairs office. Please call 01604 231111 to arrange a viewing. EPC Rating: D. Council Tax Band: E

**Four Bedroom Detached | Very Well Presented | Off Road Parking | En-Suite To Main Bedroom | Partially Converted Garage | Sought After Area**

**modern marketing · traditional values**

### ENTRANCE HALL

Composite entrance door with glazed panel. Radiator. Alarm system. Thermostat. Staircase rising to first floor landing. Doors to:

### LOUNGE 4.44m x 3.68m (14'7 x 12'1)

uPVC double glazed French doors to rear garden. Double doors to dining room. Radiator. Feature gas fireplace. Television point.

### DINING ROOM 3.68m x 2.44m (12'1 x 8'0)

uPVC double glazed windows to rear elevation. Radiator. Double doors into lounge.

### KITCHEN 3.58m x 2.44m (11'9 x 8'0)

uPVC double glazed window to front elevation. Radiator. Integrated Neff oven, integrated four ring gas hob with extractor over. Space for dishwasher. Range of wall and base units with roll top work surfaces. One and a half bowl sink with drainer. Door to utility room.

### UTILITY ROOM 1.65m x 1.52m (5'5 x 5'0)

Wooden door with glazed panel leading to side path to garden. Space for washing machine and fridge/freezer. Radiator.

### WC 1.83m x 0.79m (6'0 x 2'7)

Frosted uPVC double glazed window to front elevation. Radiator. Wash hand basin and low level WC.

### FIRST FLOOR LANDING

Access to loft space. Doors to:

### BEDROOM ONE 3.73m x 3.84m (12'3 x 12'7)

uPVC double glazed window to front elevation. Radiator. Built in storage cupboard. Door to en-suite.

### EN-SUITE 2.46m x 1.55m (8'1 x 5'1)

Frosted uPVC double glazed window to side elevation. Radiator. Three piece suite comprising walk in shower cubicle, low level WC and vanity wash hand basin. Extractor fan.

### BEDROOM TWO 3.58m x 2.46m (11'9 x 8'1)

uPVC double glazed window to front elevation. Radiator.

### BEDROOM THREE 4.78m x 2.49m (15'8 x 8'2)

uPVC double glazed window to rear elevation. Radiator.

### BEDROOM FOUR 2.62m x 2.44m (8'7 x 8'0)

uPVC double glazed window to rear elevation. Radiator.

### FAMILY BATHROOM 2.62m x 1.93m (8'7 x 6'4)

uPVC frosted window to rear elevation. Radiator. Three piece suite comprising panelled bath, low level WC and vanity wash hand basin. Extractor.

### OUTSIDE

#### FRONT GARDEN

Ample off road parking for multiple vehicles. Large lawn area. Shrub borders.

#### GARAGE/OFFICE SPACE

Garage: 6'1 x 10'7

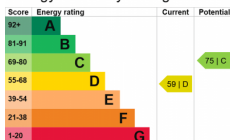
Office: 10'7 x 7'9

An L shaped rood with power and lighting.

#### REAR GARDEN

Enclosed rear garden. Mainly laid to lawn. Plant border at the rear. Patio area perfect for outside dining. Side gate leading to front driveway.

#### Energy Efficiency Rating



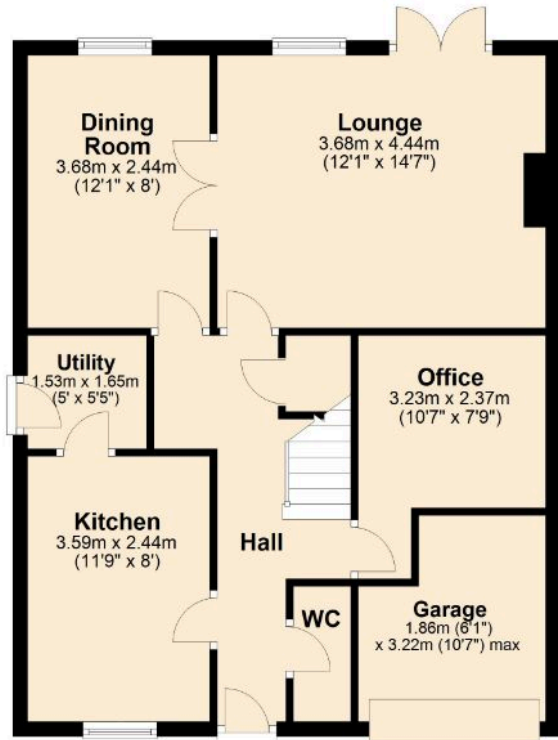
Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same [iii] Photographs illustrate parts of the property as were apparent at the time they were taken [iv] Any areas, measurements, distances or illustrations are approximate for reference only [v] We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.



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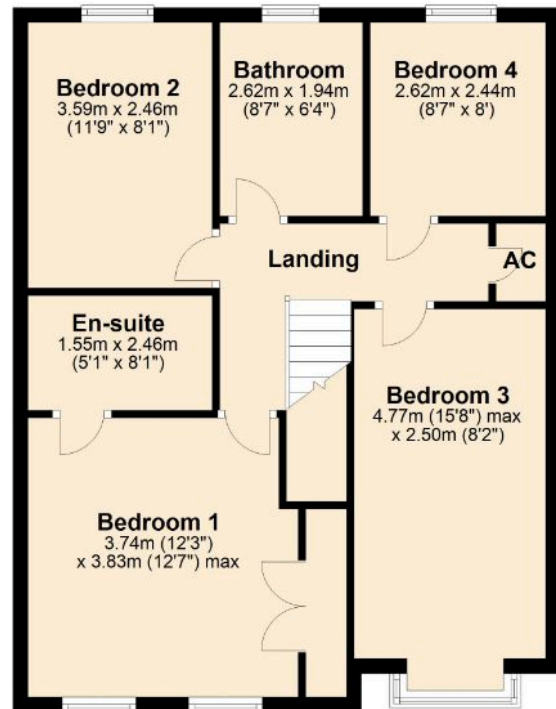
### Ground Floor

Approx. 66.7 sq. metres (718.0 sq. feet)

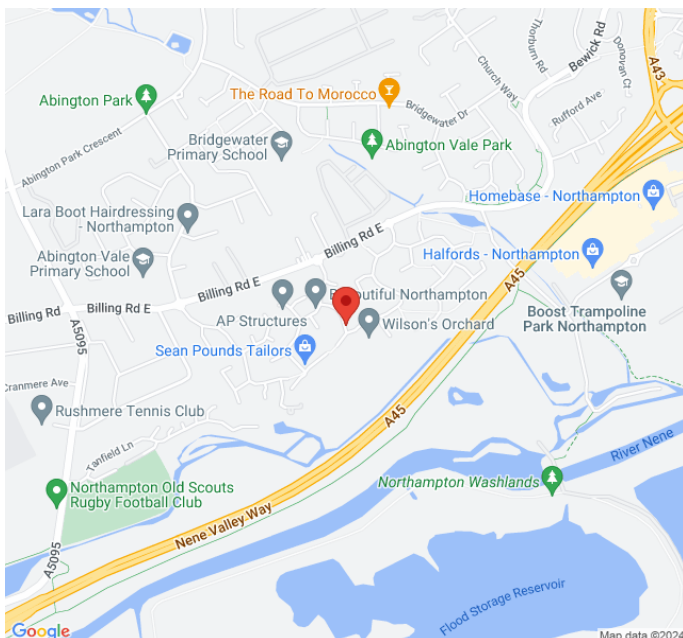


### First Floor

Approx. 66.6 sq. metres (717.4 sq. feet)



Total area: approx. 133.3 sq. metres (1435.4 sq. feet)



## LOCAL AREA INFORMATION

Abington Vale is defined locally as the area bordered by Billing Road East, Park Avenue South and Abington Park Crescent. There are several local schools including primary schools and upper schools. Adjacent to Abington Park it also affords easy access to a number of suburbs and their facilities, e.g. Wellingborough Road, Kettering Road, Kingsley, Spinney Hill and Weston Favell. Additionally Northampton town centre, just 2 miles away, offers a further variety of pubs, bars, restaurants, shopping facilities, businesses, two theatres (Royal & Derngate) and a cinema/leisure complex. Just east of the town centre, the district of Cliftonville predominantly focuses on medical practitioners and the general hospital as well as the privately run St Andrews and Three Shires. In the opposite direction, in an area known locally as Castle Hill, the mainline train station operates services to both London Euston and Birmingham New Street. For road travel, the A45 and A43 ring roads are right on Northampton's doorstep together with three junctions of the M1 (15, 15a & 16).



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