



6 Bougainvillea Drive, Abington Vale, Northampton, NN3 3XB
Offers Over £500,000 Freehold

Offered to the market with no onward chain is this beautifully presented four bedroom detached family home, located in Abington Vale. Ideal for families who want easy access to Northampton School For Boys or Abington Vale Primary School. The property has been fully modernised by the current owner and finished to a very high specification. The accommodation comprises entrance hall, family room, lounge, kitchen, utility room, dining room and downstairs WC. The first floor provides four good size bedrooms, en-suite to bedroom one and a family bathroom. The rear garden has been landscaped to provide fantastic outdoor living and the front garden provides off road parking for several vehicles. Further benefits include modern heating system, under floor heating and alarm system. Please call 01604 231111 to arrange an appointment. EPC Rating: C. Council Tax Band: E

Four Bedroom Detached | Immaculate Throughout | Three Reception Rooms | En-Suite To Bedroom One | Landscaped Front & Rear Gardens | No Chain

modern marketing · traditional values

ENTRANCE HALL

White gloss entrance door with glazed panel. Spotlights to ceiling. Radiator. Staircase rising to first floor landing. Storage cupboard. Doors to:

WC

Aluminium framed double glazed frosted window to front elevation. Heated towel rail. Vanity wash hand basin and low level WC. Spotlights to ceiling. Marble flooring.

LOUNGE 5.33m x 3.73m (17'6 x 12'3)

Aluminium framed double glazed windows to front and side elevations. Radiator. Spotlights to ceiling. Feature fireplace. Television point.

FAMILY ROOM 3.99m x 3.73m (13'1 x 12'3)

Aluminium framed bi-fold doors to rear elevation. Radiator. Spotlights to ceiling. Alarm panel. Television point.

KITCHEN 2.59m x 2.97m (8'6 x 9'9)

Aluminium framed double glazed window to rear elevation. Underfloor heating. Matte grey wall and base units with marble effect work surfaces over. Stainless steel sink with pull out mixer tap. Integrated Siemens oven, five ring gas hob with extractor over. Built in fridge/freezer. Spotlights to ceiling.

UTILITY ROOM

Aluminium framed double glazed door and window to rear elevation. Radiator. Base units with work surfaces over. Space for washing machine. Ideal combination boiler.

DINING ROOM 3.38m x 2.24m (11'1 x 7'4)

Aluminium framed double glazed window to side elevation. Radiator. Under floor heating. Spotlights to ceiling.

FIRST FLOOR LANDING

Glass balustrade. Access to loft space. Built in storage cupboard. Aluminium framed double glazed window to front elevation. Radiator. Doors to:

BEDROOM ONE 4.39m x 3.81m (14'5 x 12'6)

Aluminium framed double glazed window to front elevation. Radiator. Spotlights to ceiling. Built in wardrobes. Door to:

EN-SUITE 2.57m x 1.65m (8'5 x 5'5)

Aluminium framed double glazed frosted window to side elevation. Heated towel rail. Spotlights to ceiling. Three piece suite comprising double walk in shower cubicle, vanity wash hand basin and low level WC. Extractor fan.

BEDROOM TWO 3.20m x 3.78m (10'6 x 12'5)

Aluminium framed double glazed window to rear elevation. Radiator. Spotlights to ceiling.

BEDROOM THREE 3.56m x 3.10m (11'8 x 10'2)

Aluminium framed double glazed window to rear elevation. Radiator. Spotlights to ceiling.

BEDROOM FOUR 2.57m x 2.54m (8'5 x 8'4)

Aluminium framed double glazed window to front elevation. Radiator. Spotlights to ceiling.

BATHROOM 1.88m x 1.93m (6'2 x 6'4)

Aluminium framed double glazed frosted window to rear elevation. Heated towel rail. Three piece suite comprising panelled bath with shower over, vanity wash hand basin and low level WC. Spotlights to ceiling.

OUTSIDE

FRONT GARDEN

Large resin driveway creating off road parking for several vehicles. Access to garage.

GARAGE

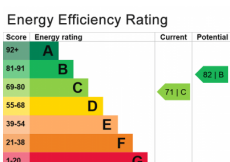
Power and light. Electric roller door

REAR GARDEN

Beautifully landscaped by the current owner. A large resin patio perfect for outdoor dining which then steps up to the artificial lawn and palm tree borders. To the rear of the garden is a decked area. Side access to front.

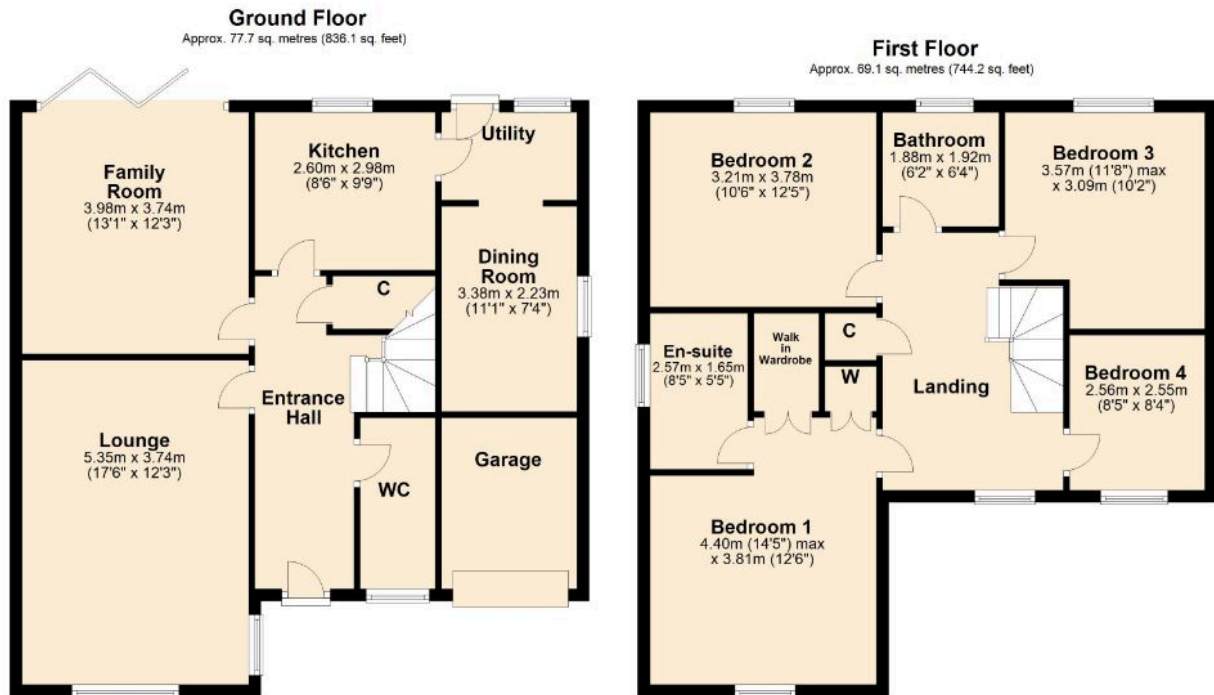
DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).

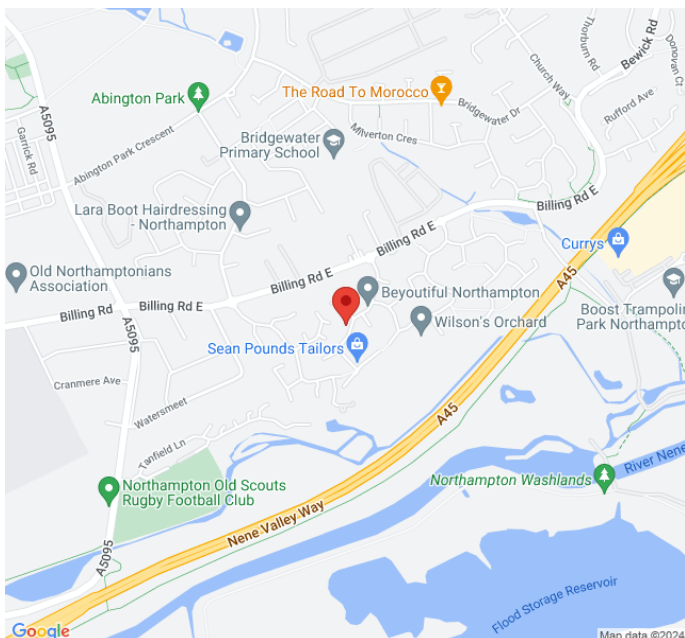


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property 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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Total area: approx. 146.8 sq. metres (1580.3 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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