



**136 Bridgewater Drive, Abington Vale, Northampton, NN3 3BB**  
**£350,000 Freehold**

Jackson Grundy are delighted to present this four/five bedroom detached family home. Located in the ever popular area of Abington Vale, this property has been very well maintained by the current owners. The accommodation comprises entrance hall, lounge, dining room/bedroom five, kitchen, family room, utility room and WC. The first floor comprises four bedrooms and a shower room. Externally are very well kept front and rear gardens, a single garage and car port with ample off road parking spaces. Please call 01604 231111 to arrange a viewing. EPC Rating: D. Council Tax Band: E

**Four/Five Bedroom Detached | Utility & Downstairs WC | Gas Radiator Heating | Front & Rear Gardens | Garage | Well Maintained Condition**

**modern marketing · traditional values**

### ENTRANCE HALL

Obscure uPVC double glazed entrance door.  
Radiator. Under storage cupboard.

### LOUNGE 4.98m x 3.12m (16'4 x 10'3)

uPVC double glazed window to front elevation.  
Radiator. Gas fireplace with marble surround.

### DINING ROOM/BEDROOM FIVE 4.98m x 2.57m (16'4 x 8'5)

Obscure uPVC double glazed window to side elevation. Radiator.

### WC

Low level WC and wash hand basin.

### KITCHEN 3.15m x 3.20m (10'4 x 10'6)

Obscure uPVC double glazed window to side elevation. Wall and base units with work surfaces over. One and a half bowl sink and drainer. Built in double oven, fridge/freezer, extractor and gas hob. Space for washing machine.

### FAMILY ROOM 3.15m x 2.51m (10'4 x 8'3)

uPVC double glazed windows and door to rear elevation. uPVC double glazed window to side elevation. Radiator.

### UTILITY ROOM 2.39m x 2.57m (7'10 x 8'5)

uPVC double glazed window and door to rear elevation. Wall and base units with work surfaces over. Space for appliances.

### FIRST FLOOR LANDING

Access to loft space. uPVC double glazed window to side elevation. Doors to:

### BEDROOM ONE 2.77m x 4.44m (9'1 x 14'7)

uPVC double glazed window to front elevation.  
Radiator. Built in wardrobe. Storage cupboard.

### BEDROOM TWO 3.02m x 2.64m (9'11 x 8'8)

uPVC double glazed window to front elevation.  
Radiator.

### BEDROOM THREE 2.18m x 3.53m (7'2 x 11'7)

uPVC double glazed window to rear elevation.  
Radiator.

### BEDROOM FOUR 1.83m x 2.64m (6'0 x 8'8)

uPVC double glazed window to rear elevation.  
Radiator.

### SHOWER ROOM

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

### OUTSIDE

### FRONT GARDEN

Block paved off road parking. Laid to lawn. Access to entrance door.

### GARAGE

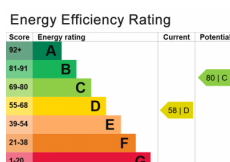
Up and over door. Power and light.

### REAR GARDEN

Mainly laid to lawn with block paved patio area providing great entertaining space. Shrubs and bushes. Shed. Side access. Enclosed by timber fencing.

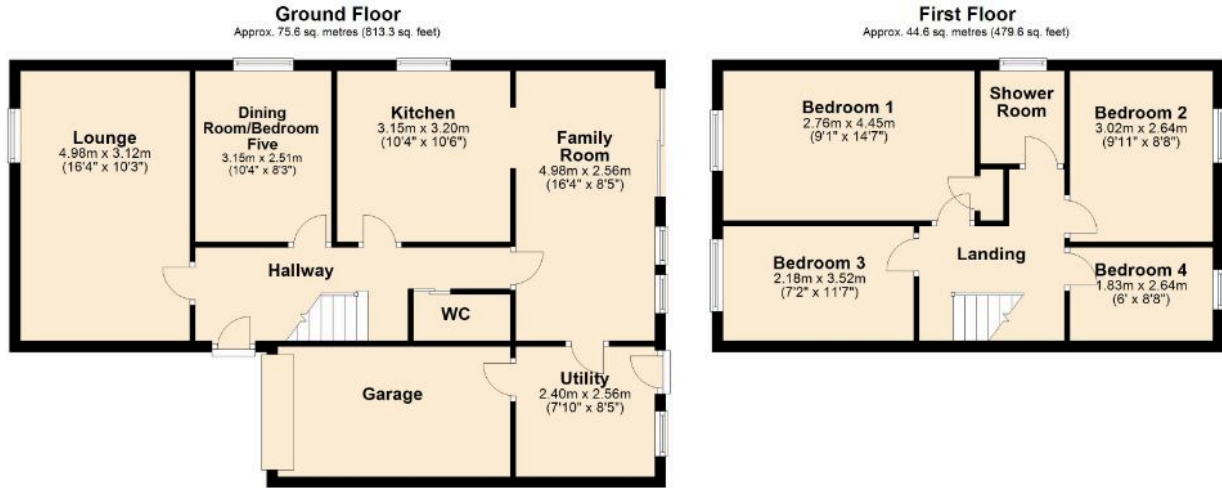
### DRAFT DETAILS

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. 120.1 sq. metres (1293.0 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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