



58 Bougainvillea Drive, Abington Vale, Northampton, NN3 3XB
Offers Over £525,000 Freehold

An executive, double bay fronted detached family home, located in a lovely cul-de-sac location, nested away down a private driveway and backing onto Northampton's oldest orchard, Wilsons Orchard. The current owners have done a fantastic job maintaining this home and is in immaculate order. The outside areas include a beautiful and spacious wraparound garden, a well proportioned and well maintained front garden and detached double garage. Accommodation comprises entrance lobby, dual aspect lounge, bay fronted dining room, WC, utility room and a good size kitchen/dining room benefiting from granite work surfaces and quality fitted appliances. The first floor provides four double bedrooms, all with built in wardrobes, bathroom and en-suite to the main bedroom. Please call 01604 231111 to book your appointment to view. EPC Rating: C. Council Tax Band: F

Executive Four Bedroom Detached | Private Driveway | Detached Garage | Beautiful Wraparound Garden | Backing Onto Wilsons Orchard | Ample Living Space

modern marketing · traditional values

ENTRANCE LOBBY

A welcoming entrance lobby. Window to front elevation. Staircase rising to first floor landing. Storage cupboard.

WC

Window to front elevation. Refitted suite comprising low level WC and vanity unit with inset sink and storage below. Tiling to splash back areas.

LOUNGE 7.70m x 3.51m (25'3 x 11'6)

Dual aspect lounge with bay window to front elevation and sliding doors to rear elevation. Gas fireplace.

DINING ROOM 3.58m x 3.58m (11'9 x 11'9)

Bay window to front elevation. Radiator. Space for dining room furniture.

KITCHEN/BREAKFAST ROOM 4.34m x 6.10m (14'3 x 20'0)

Two windows to rear elevation. Fitted with a range of wall and base units with granite work surfaces over. Built in Neff oven, Neff electric hob, Neff microwave and Neff oven. AEG undercounter fridge and Bosch built in dishwasher. Stainless steel sink with mixer tap. Door to pantry. Door to:

UTILITY ROOM

Wall and base units with work surfaces over. Stainless steel sink with mixer tap over. Built in freezer and washer/dryer. Baxi boiler.

FIRST FLOOR LANDING

Access to loft space. Storage cupboard. Doors to:

BEDROOM ONE 3.89m x 4.11m (12'9 x 13'6)

Two windows to rear elevation. Radiator. Built in wardrobe. Door to:

EN-SUITE 2.21m x 1.68m (7'3 x 5'6)

Window to rear elevation. Three piece suite comprising low level WC, wash hand basin and walk in double shower. Laminate flooring. Tiling to splash back areas.

BEDROOM TWO 3.81m x 2.77m (12'6 x 9'1)

Window to rear elevation. Radiator. Built in wardrobe.

BEDROOM THREE 2.97m x 2.84m (9'9 x 9'4)

Window to front elevation. Radiator. Built in wardrobe.

BEDROOM FOUR 2.79m x 2.59m (9'2 x 8'6)

Window to front elevation. Radiator. Built in wardrobe.

BATHROOM 1.75m x 2.92m (5'9 x 9'7)

Two windows to front elevation. Radiator. Three piece suite comprising low level WC, wash hand basin and wooden panelled bath.

OUTSIDE

FRONT GARDEN

Block paved driveway providing parking for four cars. A well kept garden, mainly laid to lawn with flower beds. Stoned area. Pathway to front door. Side access. Access to garage.

DOUBLE GARAGE 5.05m x 4.98m (16'7 x 16'4)

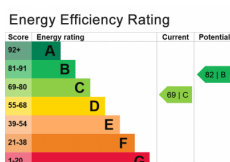
Two up and over doors. Power and light connected. Storage. Personal door to side elevation.

REAR GARDEN

A beautifully maintained wrap around garden, backing onto a beautiful orchard. Well loved lawn area with shrubs, bushes and plant borders. Pathway around the property. Patio area perfect for entertaining. Three vegetable patches and greenhouse.

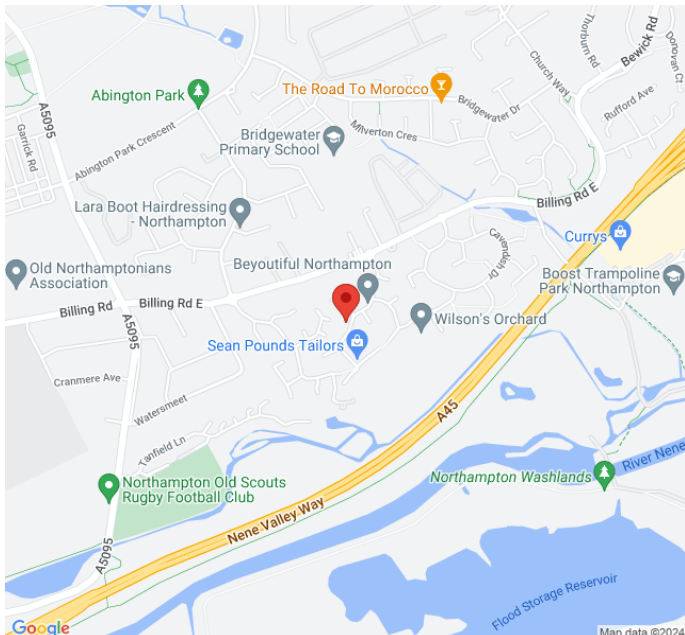
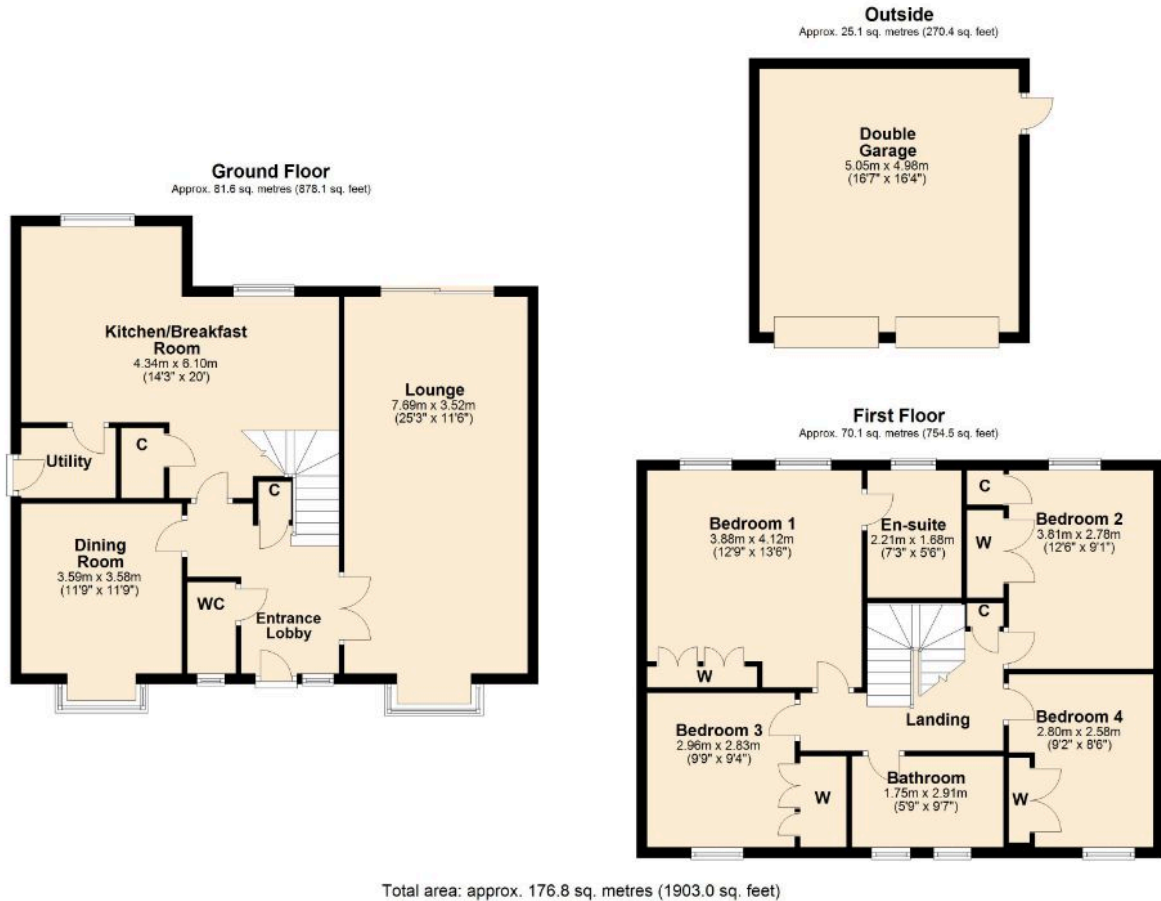
DRAFT DETAILS

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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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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