



**35 Wisteria Way, Abington Vale, Northampton, NN3 3QB**  
**Offers Over £375,000 Freehold**

An immaculate and recently upgraded extended four bedroom detached family room situated in an ever so popular area of Abington Vale. The current owner has recently upgraded the en-suite and kitchen which includes NEFF appliances and Quartz worktops. The properties accommodation consists of entrance hall, WC, bay fronted lounge, dining room, kitchen and cinema family room. The first floor provides four bedrooms and newly fitted en-suite. Modern bathroom with built in TV and storage cupboard which houses a new combination boiler. The outside areas include a low maintenance rear garden with pergola and side access. Off road parking for two vehicles and a single garage. Call 01604 231111. EPC Rating: C. Council Tax: D.

**Brand New En-Suite and Kitchen | Cinema Room | Four bedrooms | Cul-de-Sac Location |  
Garage and Off Road Parking | Close to Local Amenities**

modern marketing · traditional values

## ENTRANCE

Composite door to entrance. Radiator. Modern flooring. Stairs to first floor.

## WC

uPVC double glazed window to side elevation. Radiator. Low level WC. Wash hand basin with mixer tap over. Tiled splash backs.

## LOUNGE 7.44m x 3.02m (24'5 x 9'11)

Very good size lounge with bay fronted uPVC window to front elevation. Two radiators. Modern flooring. Intergrated ceiling speakers.

## DINING ROOM 2.82m x 3.58m (9'3 x 11'9)

Two uPVC double glazed window to rear elevation. uPVC double glazed door to side elevation.

## CINEMA/FAMILY ROOM 5.46m x 2.46m (17'11 x 8'1)

uPVC double glazed window to rear elevation. uPVC double glazed door to side elevation. Modern flooring. Room for cinema projector and sofa.

## KITCHEN 4.57m x 2.69m (15' x 8'10)

Dual aspect windows with uPVC double glazed window to side and rear elevation. uPVC double glazed door to side elevation. A brand new circular kitchen with quartz worktops. Sink. Modern cupboards. Built in NEFF/Siemens appliances including fridge freezer, dishwasher, double oven, induction hob, extractor and washing machine. Tiled flooring.

## EN-SUITE

A contemporary and newly fitted en-suite which includes a double walk in shower, low level WC and vanity unit with inset sink. Towel rail. Modern tiling throughout. uPVC double glazed window to front elevation.

## LANDING

Access to loft hatch. Storage cupboard which houses a modern and new combination boiler.

## BEDROOM ONE 3.96m x 3.05m (13' x 10')

Two uPVC double glazed windows to front elevation. Two built in wardrobes. Radiator.

## BEDROOM TWO 2.82m x 3.58m (9'3 x 11'9)

Two uPVC double glazed windows to rear elevation. Radiator.

## BEDROOM THREE 2.97m x 2.16m (9'9 x 7'1)

uPVC double glazed window to side elevation.

## BEDROOM FOUR 1.96m x 2.46m (6'5 x 8'1)

uPVC double glazed window to rear elevation. Radiator.

## BATHROOM

A modern bathroom with low level WC, wash hand basin and a tiled bath. Built in TV. Towel rail. uPVC window to side elevation.

## OUTSIDE

### FRONT GARDEN

Modern slabs to front door and off road parking for two vehicles.

### REAR GARDEN

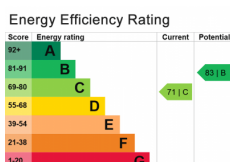
Blocked paved rear garden with pergola which is being used as a cover for Jacuzzi, raised beds with plants, shrubs and bushes. Two seating areas, enclosed by timber framed fence.

### GARAGE

Up and over door with power and lighting.

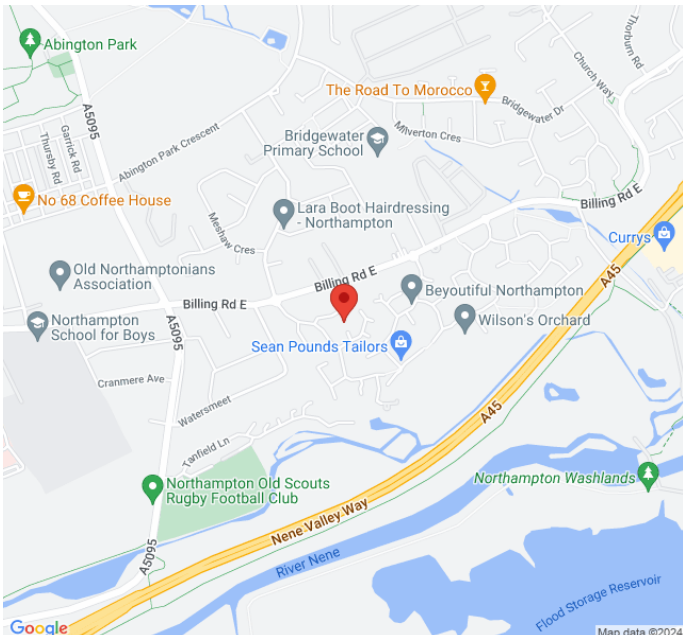
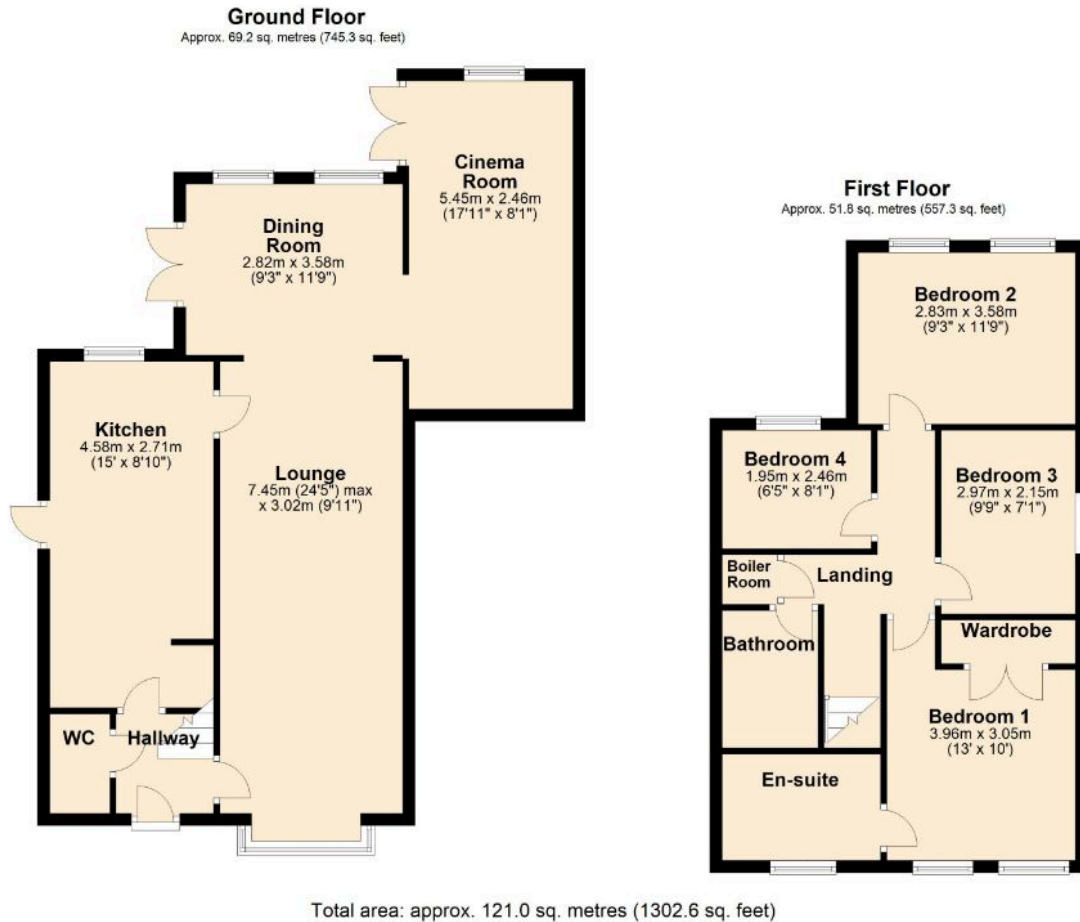
### DRAFT DETAILS

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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