



**222a Birchfield Road East, Abington, Northampton, NN3 2SN**  
**Offers Over £450,000 Freehold**

An immaculately presented and one of a kind is this five bedroom detached family set over three floors. Situated in a great location close to Abington Park. The current owners have designed and built the property to an impeccable standard. The accommodation comprises large entrance hall with bespoke built in cupboards, shower room, storage cupboard and understairs storage, a wonderful fitted kitchen with built in Neff appliances and granite work surfaces and dining room/family room. The first floor provides four double bedrooms, three have built in wardrobes, there is also a well designed contemporary three piece bathroom. The second floor provides a large double bedroom with Velux windows, currently being used as a study. The outside areas include a gated access driveway with intercom system, a great six rear garden and brick built outbuilding which is split into three parts to include gym, WC, entertaining/BBQ area and storage room. Further benefits include underfloor heating (where specified) and the property is offered with no onward chain. EPC Rating: C. Council Tax Band: E

**Executive Five Bedroom Detached Family Home | Impressive Kitchen & Bathrooms | Built To An Extremely High Spec | Underfloor Heating | Gym, BBQ area and Landscaped Garden | No Onward Chain**

modern marketing · traditional values

### ENTRANCE HALL

Composite entrance door. Built in cupboard space with light sensors. Staircase rising to first floor landing. Understairs storage. Alarm system. Intercom. Coving.

### SHOWER ROOM

Suite comprising low level WC, shower and wash hand basin.

### KITCHEN 4.29m x 3.81m (14'1 x 12'6)

Shaker style wall and base units with granite work surfaces over. Undermounted sink with mixer tap. Neff built in appliances to include dishwasher, oven, microwave, five ring hob and extractor. Breakfast bar. Underfloor heating.

### FAMILY ROOM/DINING ROOM 4.34m x 7.11m (14'3 x 23'4)

Family Area: uPVC double glazed window and patio doors to rear elevation. Underfloor heating. Bells wood burner.

Dining Area: uPVC double glazed window to rear elevation. Underfloor heating.

### FIRST FLOOR LANDING

Staircase rising to second floor landing. Doors to:

### BEDROOM ONE 4.14m x 3.81m (13'7 x 12'6)

Two uPVC double glazed windows to rear elevation. Radiator Built in wardrobe.

### BEDROOM TWO 4.34m x 3.10m (14'3 x 10'2)

uPVC double glazed window to rear elevation. Radiator.

### BEDROOM FOUR 2.79m x 3.81m (9'2 x 12'6)

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

### BEDROOM FIVE 2.67m x 3.20m (8'9 x 10'6)

uPVC double glazed window to front elevation. Radiator. Coving.

### BATHROOM

Obscure uPVC double glazed window to side elevation. Heated towel rail. Underfloor landing. Tiled flooring. Suite comprising low level WC, wash hand basin and P shaped bath. Coving.

### SECOND FLOOR LANDING

Door to:

### BEDROOM THREE 4.85m x 3.45m (15'11 x 11'4)

Three Velux windows. Radiator. Eaves storage.

### OUTSIDE

### FRONT GARDEN

Electric gated driveway with parking for two/three cars.

### REAR GARDEN

A well manicured rear garden which is mainly laid to lawn. At the rear of the garden is a brick built outbuilding with fully insulated and tiled roof, split into three sections to provide gym/WC, BBQ area and storage room.

### STORAGE ROOM 3.25m x 1.98m (10'8 x 6'6)

### ENTERTAINING/BBQ AREA 3.25m x 3.56m (10'8 x 11'8)

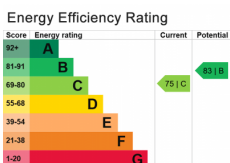
Drop down ladder to loft storage. Brick built BBQ.

### GYM/WC 3.25m x 4.04m (10'8 x 13'3)

Gym room. Spotlights. Tiled walls. Door to WC with low level WC and wash hand basin.

### DRAFT DETAILS

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

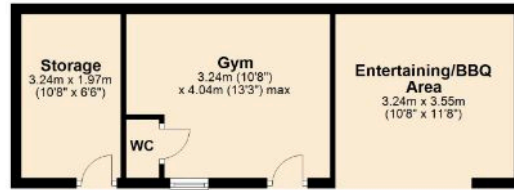


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property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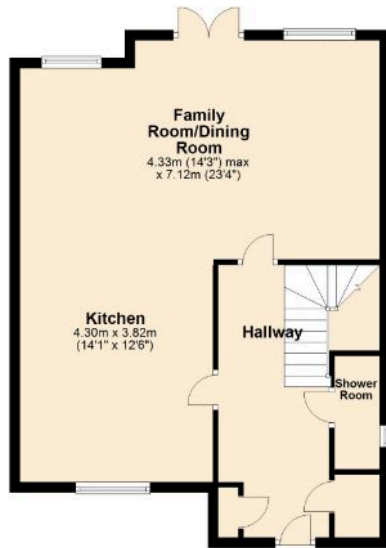
**Outside**

Approx. 31.7 sq. metres (340.8 sq. feet)



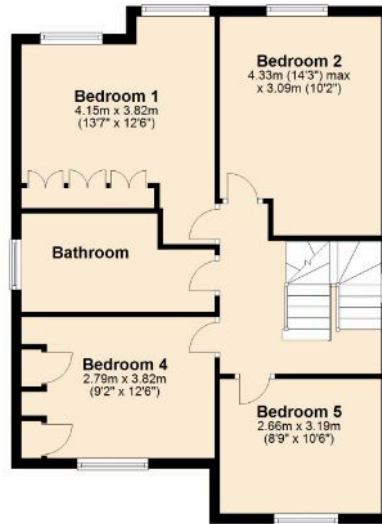
**Ground Floor**

Approx. 63.4 sq. metres (682.7 sq. feet)



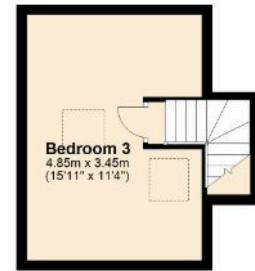
**First Floor**

Approx. 62.8 sq. metres (675.6 sq. feet)



**Second Floor**

Approx. 18.5 sq. metres (199.7 sq. feet)



Total area: approx. 176.4 sq. metres (1898.8 sq. feet)



**LOCAL AREA INFORMATION**

Abington is an extremely popular district of Northampton, home to the County Cricket Ground and bordering Abington Park, a lovely green open space with lakes, aviaries, cafe and museum. Both the Wellingborough Road and Kettering Road run through Abington offering an eclectic mix of shops, bars, eateries and the Racecourse, as well as giving access to and from the town centre itself. The nearest large supermarket facilities can be accessed within 1 mile away on the Kettering Road, or 1.5 miles away at either Weston Favell Shopping centre or Kingsthorpe areas whilst Northampton offers a further variety of pubs, bars and restaurants plus high street shopping, markets, two theatres (Royal & Derngate) and a cinema/leisure complex. In relation to transportation, Northampton's station has mainline rail services to London Euston and Birmingham New Street whilst Abington's position allows easy access to a variety of main roads including the M1, A45, A43, A508 and A428 and in turn link to the A14.

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