

# *80 Abington Park Crescent*

Abington, Northampton, NN3 3AL

£890,000 Freehold



A 1950's detached house with a stunning interior situated adjacent to Abington Park. Occupying a corner plot in one of the towns most prestigious addresses, this very stylish home is also comfortable and practical.

It has an entrance hall with restored wooden floor, a staircase with a large stained glass window on the half landing, cloakroom, large airy sitting room where you can sit in the bay window or light the fire and a cosy living room for the winter evenings. The 27ft kitchen / breakfast / dining room is the centre piece of the house, it has bespoke units with quartz work tops and a large central island with breakfast bar. Bi-fold doors lead out to the seating area from where the garden can be admired. There is also a utility room and ground floor shower room.

On the first floor, bedroom one has a Juliet balcony and en-suite shower room, there are three further double bedrooms and a bathroom.

Outside, the driveway has space for several cars, there is a 19ft garage and the established rear garden. The property has uPVC double glazing, radiator heating, a security alarm and CCTV.

EPC Rating D. Council Tax Band F.



## ENTRANCE HALL

Entrance via front door. Vertical radiator. Stairs rising to first floor with half landing and stained glass window. Understairs storage cupboard. Parquet flooring.

## CLOAKROOM

Window to side elevation. Heated towel rail. Suite comprising WC and wash hand basin.

## SITTING ROOM 6.07m x 3.91m (19'11 x 12'10)

Large bay window to rear elevation with window seat. Stone mullion window to front elevation. Radiator. Inglenook fireplace with open chimney and stained glass windows to either side. Window to side elevation.

## LIVING ROOM 3.96m x 3.73m (13'0 x 12'3)

Stone mullion bay window to front elevation. Window to side elevation. Radiator.

## KITCHEN / BREAKFAST / DINING ROOM 8.33m x 3.94m (27'4 x 12'11)

Window to side elevation. Two vertical radiators. Fitted with a range of bespoke wall, base and drawer units with quartz work surfaces. Built in five ring gas hob with extractor over, two ovens, microwave and coffee maker. Fully integrated fridge / freezer. Central island with quartz work surface incorporating a breakfast bar. Twin underslung sink units with mixer tap. Wine cooler and integrated dishwasher. Tiled floor. Heated towel rail. Bi-fold doors to the garden.

## UTILITY ROOM 3.76m max x 3.25m max (12'4 max x 10'8 max)

Door and window to rear elevation. Radiator. Fitted with a range of wall and base units. Space for washing machine, tumble dryer and fridge / freezer. Door to garage.

## SHOWER ROOM 2.44m x 1.40m (8'0 x 4'7)

Chrome heated towel rail. Suite comprising shower in large cubicle, WC and wash hand basin.

## FIRST FLOOR LANDING

Access to loft space.

## BEDROOM ONE 5.00m x 3.94m (16'5 x 12'11)

Window to side elevation. Radiator. Double doors to rear elevation with Juliet balcony.

## EN-SUITE SHOWER ROOM

Window to side elevation. Heated towel rail. Suite comprising shower in a tiled cubicle, WC and contemporary wash hand basin with storage below. Tiled walls. Tiled flooring.

## BEDROOM TWO 5.21m x 3.91m (17'1 x 12'10)

Windows to front, side and rear elevations. Two radiators.

## BEDROOM THREE 3.73m x 3.96m (12'3 x 13'0)

Window to front elevation. Radiator.

## BEDROOM FOUR 3.18m x 2.97m (10'5 x 9'9)

Window to side elevation. Radiator.

## BATHROOM

Window to front elevation. Heated towel rail. Suite comprising shower bath with shower and screen, WC and contemporary wash hand basin with storage below. Tiled walls. Tiled flooring.

## OUTSIDE

### FRONT GARDEN

Block paved driveway and further gravelled parking area. Gated side access to the rear garden.

### GARAGE 5.79m x 2.51m (19 x 8'3)

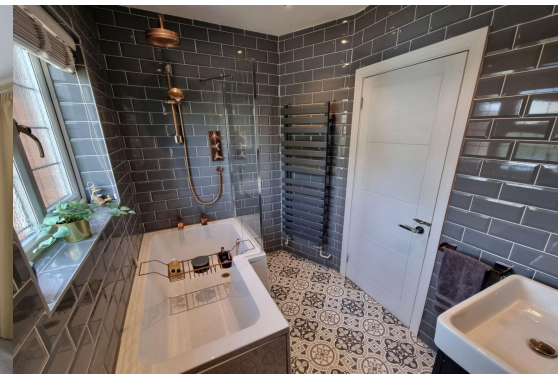
Electric roller shutter door. Window to side elevation. Power and light connected. Door to utility room.

### REAR GARDEN

A raised decking area leads from the kitchen with steps down to the lawn. There are established trees, bushes and plants plus a vegetable patch and garden shed.

### DRAFT DETAILS

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





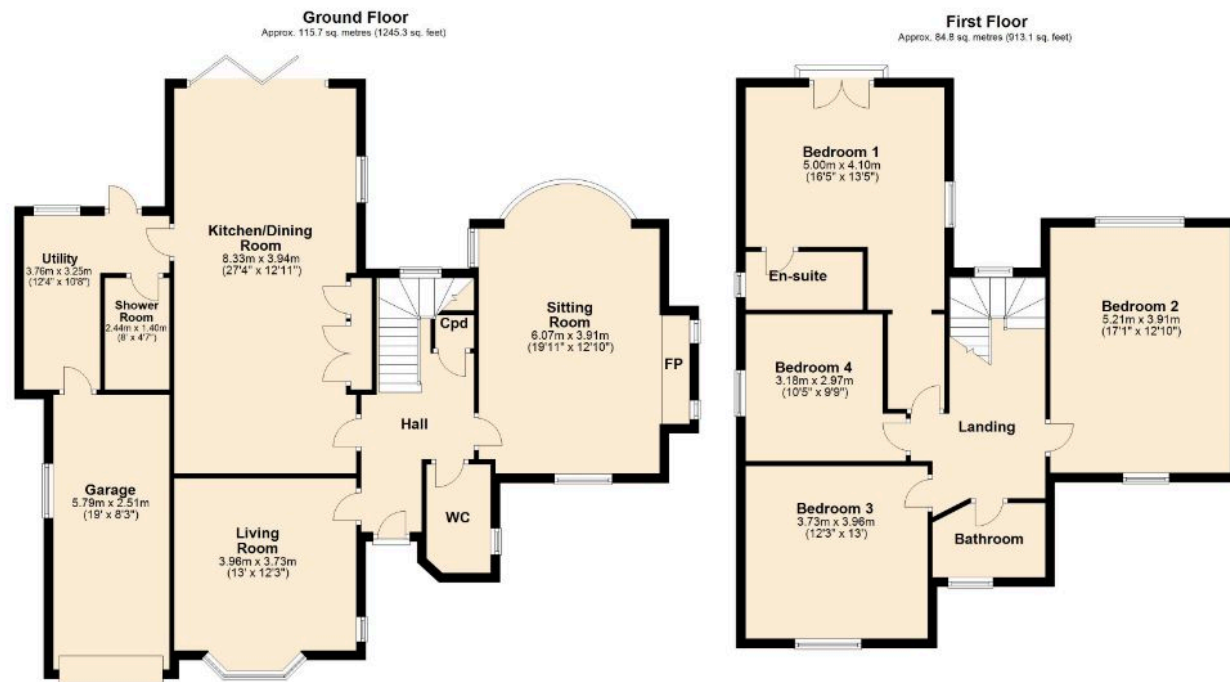
Jackson Grundy | The Village Agency  
 3 Market Place  
 Long Buckby  
 Northampton  
 NN6 7RR

T: 01327 842093  
 E: longbuckby@jacksongrundy.co.uk  
 F: 01327 843696  
 W: jacksongrundy.com

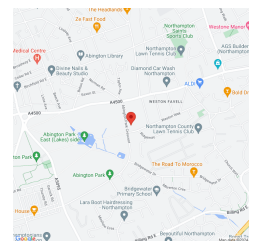
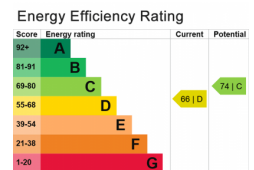


### Local Area Information

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.



Total area: approx. 200.5 sq. metres (2158.3 sq. feet)



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.