



Ellis Way, Abington Vale, Northampton, NN3 3BF

IF YOU WOULD LIKE TO VIEW THIS PROPERTY PLEASE CLICK THE BUTTON WITH THE EMAIL LOGO AND WE WILL BE IN TOUCH WITH YOU SOON.

Available Now

An exceptional executive family home with a spacious interior and large rear garden, situated down a driveway, shared with only two other houses. Located in the highly sought-after area of Abington Vale, Richard Greener Rentals presents an incredible opportunity for those seeking a luxurious family home.

£1,900 Per Calendar Month



4



3



2



B



Furnished accommodation: entrance hall, study, cloakroom, living room, open plan kitchen/dining room, four double bedrooms, en-suite shower room, bathroom, rear garden, garage and driveway parking for 4 plus cars. Energy Rating B. Northampton Council Tax Band E. 12 month let only.

Access to this impressive house is via a UPVC glazed door which opens into the spacious hallway that sets the tone for the rest of the property. The ground floor boasts a well-appointed study, providing an ideal space for your working-from-home needs. There is a convenient downstairs cloakroom with a toilet and hand wash basin. The large living room is flooded with plenty of natural light through the large bay window.

The heart of the home is the impressive open plan kitchen/diner, providing ample room for a generous dining table and chairs, with patio doors that open into the rear garden, offering a comfortable space for relaxation and entertainment. The kitchen itself is equipped with high-end appliances including dishwasher, washing machine, fridge, freezer, oven and hob.

On the first floor, you will find four well-proportioned bedrooms. The master bedroom boasts an en-suite bathroom and modern built-in wardrobes. The remaining bedrooms provide versatile spaces for children, guests, or a home office. Completing the first floor is a modern family bathroom, featuring a full-size bathtub.

Externally, the property offers a driveway with ample parking for multiple vehicles, alongside a larger-than-average single garage complete with power and lighting. A delightful shrub-lined pathway leads to the front door, welcoming you home with its charm. The rear garden is both low-maintenance and generous in size, with a grass lawn garden and patio area. The garden also provides direct access to the garage, adding convenience to your daily life.

The location of this home is truly desirable, with the renowned Bridgewater Primary School just a stone's

throw away, ensuring an easy journey to school for your children. Additionally, the popular Abington Park is a short walk from your doorstep, offering a picturesque setting for leisurely walks and family outings.

Don't miss the opportunity to make Ellis Way your dream home.

Entrance Hall
18'10 x 4'05 (5.74m x 1.35m)

Study
7'03 x 6'06 (2.21m x 1.98m)

Lounge
18'08 x 10'10 (5.69m x 3.30m)

Kitchen/Diner
22'05 x 14'09 (6.83m x 4.50m)

W/C
6'08 x 5'00 (2.03m x 1.52m)

Master bedroom
13'02 x 11'06 (4.01m x 3.51m)

En-suite
7'05 x 4'01 (2.26m x 1.24m)

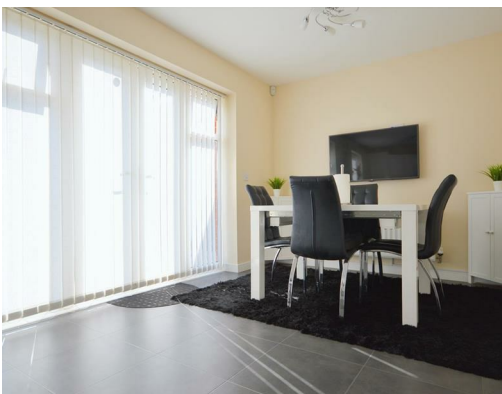
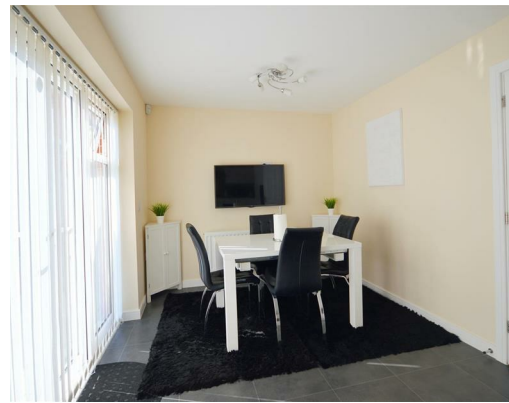
Bedroom Two
10'09 x 10'09 (3.28m x 3.28m)

Bedroom Three
13'02 (max) x 10'09 (4.01m (max) x 3.28m)


Bedroom Four
11'06 x 6'07 (3.51m x 2.01m)

Family Bathroom
7'05 x 6'11 (2.26m x 2.11m)

Garage
20'05 x 10'10 (6.22m x 3.30m)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	88	89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC 		



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

9 Westleigh Office Park, Moulton Park, Northampton, Northamptonshire, NN3 6BW
Tel: 01604 250066 Email: rentals@greenerrentals.com <https://www.richardgreener.co.uk>