



CREDITON CLOSE

Abington Vale, Northampton, NN3 3AJ



DAVID COSBY
ESTATE AGENTS



Crediton Close

Abington Vale, Northampton, NN3 3AJ

Total GIA Floor Area (Exc. Garage) | 118 sqm (1270 sqft)



4 Bedrooms



3 Receptions



1 Bathroom

Features

- Detached Family Home
- Corner Cul-De-Sac Plot
- Approval to Extend
- No Onward Chain
- Four Bedrooms
- Elevated Position with Views
- Detached Double Garage
- Abington Vale Location
- Well-Tended Rear Garden
- Recently rewired

Description

Occupying a prominent corner cul-de-sac plot and backing onto peaceful allotment land, this 4-bedroom detached family home is available with no onward chain. Situated in the highly sought-after area of Abington Vale, the property enjoys an elevated position that provides far-reaching views from the first floor towards the River Nene washlands and the village of Little Houghton.

This home has recently undergone several key renovations, including a full electrical upgrade, a contemporary bathroom, and a refitted kitchen, making it ready for immediate occupancy. The property also offers significant potential for further customisation and modernisation to suit your personal tastes. Notably, the vendors have secured full planning permission (ref: 2024/3162/FULL) for a side extension, with detailed drawings available upon request. This presents an excellent opportunity for buyers looking to expand and add value to their investment.

The property is further enhanced by a large, detached, double brick-built garage and beautifully landscaped, tiered rear gardens that offer a private and tranquil outdoor space.



Located in the desirable Abington Vale area of Northampton, Crediton Close offers convenient access to local amenities and schools. Nearby, you'll find the popular Northampton School for Boys, Abington Vale play area, and Abington Park, the town's oldest park, dating back to 1897.

The Property

Entrance Porch

The timber framed entrance porch has full height double glazed panes and a chamfered front entrance with sliding glazed green opening to the main entrance hall. Floors are finished with cut pile carpet and walls comprise fair faced brickwork.

Entrance Hall

Natural lighting to the entrance hall is provided by the glazed screen to the front entrance porch. Timber framed glazed doors open to the family room and kitchen dining room and there is useful, under stair storage space. A straight flight of stairs with ranch style handrails and fitted carpet lead to the first floor accommodation. Floors have cut pile carpet and walls have a mixture of decorative and anaglypta lining paper.

Family Room

Located to the front right-hand side of the property, the family room has cut pile carpeting and an ironstone fireplace surround with power point for an electric fire. A three-unit window provides good south facing sunlight and views of the front garden.

Kitchen / Dining Room

A triple aspect space with fantastic natural lighting and French doors opening to the rear garden. The kitchen area was refitted in 2010 and comprises contemporary Shaker-style base and wall units with oak faced cupboards and limestone effect work surfaces. There is a contemporary sink-and-a-half with chrome mixer tap beneath the front elevation window. Space has been provided for a dishwasher, freestanding oven, and washing machine. A timber effect glazed door opens to the side aspect and there is a large useful store/boiler cupboard to the right-hand side providing further storage space. Walls are finished with oak effect laminate boards which flow through to the dining room area and walls are neutrally decorated. The dining room benefits from a top hung casement window to the side elevation and there is space for a good-sized table and chairs. A glazed door opens to the sitting room, and double-glazed French doors provide direct access to the rear garden making this a lovely space for entertaining.



The Property

Sitting Room

A space to retire to at the end of the day with an open flamed gas fire set within a facing brick chimney breast. Floors are finished with cut pile carpet and a segmental window provides pleasant views of the garden.

Landing

Traditional 4-panel pine doors open to the bedrooms and bathroom and there is useful full-height shelving for storage. A hinged ceiling hatch provides access to the roof void.

Bedroom 1

A good sized double bedroom with bay window overlooking the rear garden and ample storage space by way of a large built in cupboard with clothes rails and shelving. Floors have cut pile carpet and walls are partly finished with embossed lining paper.

Bedroom 2

A further double bedroom with a segmental window overlooking the rear garden. A small cupboard provides storage space, and walls are finished with decorative lining paper incorporating low level motifs.

Bedroom 3

Bedroom 3 is a double bedroom located to the front right-hand side of the property with a large window providing views towards the River Nene washlands and the villages of Little Houghton. Floors have newly fitted cut pile carpet and there is a useful open fronted cupboard with clothes rail and shelf.

Bedroom 4

Bedroom 4 is a single bedroom located to the front left-hand side of the property and with a casement window which provides pleasant far-reaching views. Floors have cut pile carpet and walls are finished with decorative lining paper. There is a good-sized over-stair cupboard with timber flush door, clothes rail and shelf.

Bathroom

Fitted with a contemporary white bath with chrome mixer tap, quadrant shower cubicle with shower hose and rainfall feature, and WC and ceramic wash hand basin both set within a vanity unit. Heating is provided by a chrome ladder towel rail and walls are partly finished with marble effect ceramic tiles. Casement windows overlook the side aspect and mechanical extract ventilation has been installed.





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Grounds

Front Aspect

Property occupies a corner plot in a cul-de-sac and is set back from Crediton Close with a driveway providing access to the double garage. To the side of the garden raised stone planter beds have been formed and are filled with established shrubs and plants. Steps lead up to the main front entrance porch and the driveway extends round to a patio to the side elevation which opens to the rear garden.

Side and Rear Aspects

A sloping and part tiered rear garden with retaining walls stone steps and which lead to an elevated timber decked seating area offering a beautiful and serene space for morning breakfast. Bounded by established perimeter shrub boundaries including privet, laurel and holly this well-tended space is ideal for garden enthusiasts. On the left-hand side boundary there is a close-board timber fence with hedgerow and a number of timbers raised beds providing scope for vegetable growing. In the rear left corner, three mature apple trees are just coming into fruit.

Garage

The property benefits from a large, detached, brick-built double garage with power and lighting and up-and-over vehicular door. To the rear of the garage there is a separate pedestrian door, and a large window providing natural lighting above the workshop area.



Location

Located in the desirable Abington Vale area of Northampton, CREDITON CLOSE is conveniently situated close to local amenities and schools, including the popular Northampton School for Boys and Abington Park, the town's oldest park dating back to 1897.

Abington Park has landscaped grounds extending to approximately 100 acres and is situated on the remains of a medieval village with some buildings surviving over seven centuries. This historic park offers residents a scenic space for leisure and recreation, with its extensive landscaped grounds, two lakes, and a variety of amenities. There are two lakes, a café, fitness trail, sports facilities and play area. Events are held in the park over the summer months in the 500-year-old museum and music events are staged from the beautiful octagonal band stand.

The property's location allows for easy commuting, with direct trains from Northampton Railway Station to London Euston and quick access to the M1 motorway. In addition to Northampton School for Boys there is primary schooling available at Abington Vale and Bridgewater, both of which are close by, and have Good or Outstanding Ofsted ratings. Private schools include Quinton House, Wellingborough, and Northampton High School for Girls.

Property Information

Local Authority: West Northamptonshire Council (Northampton Area)

Services: Water, Drainage, Gas, & Electricity

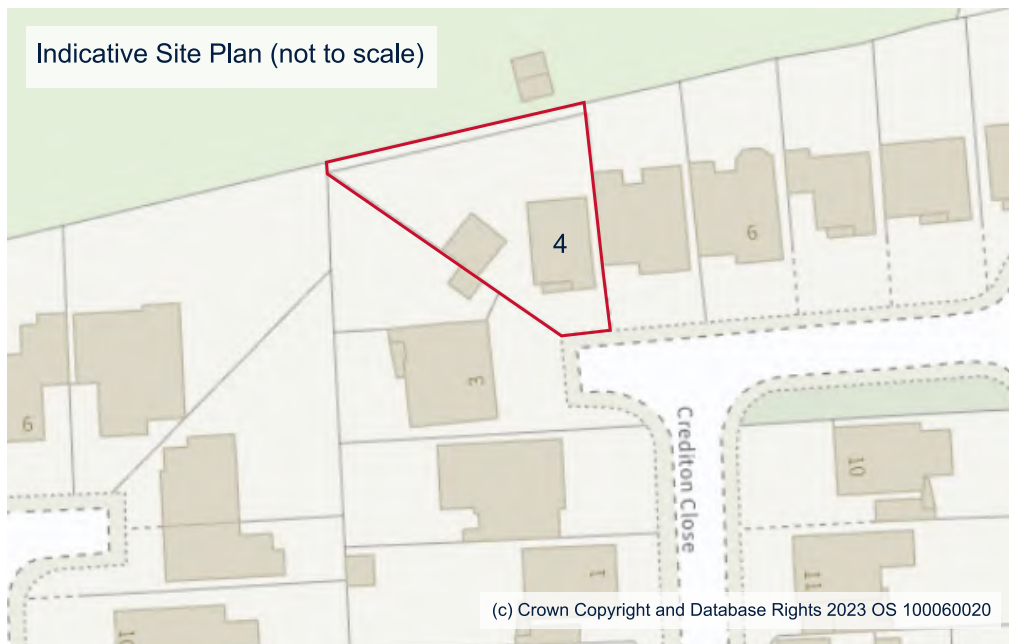
Council Tax: Band D **EPC:** Rating C

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Important Notice

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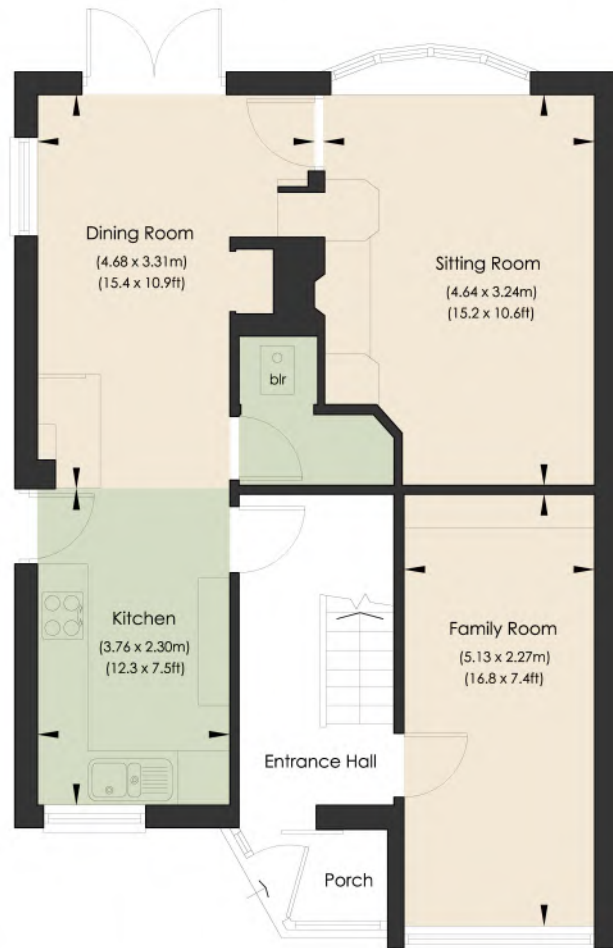
Crediton Close, Abington Vale, NN3 3AJ

Approximate GIA (Gross Internal Floor Area) Exc. Garage = 118 sqm (1270 sqft)

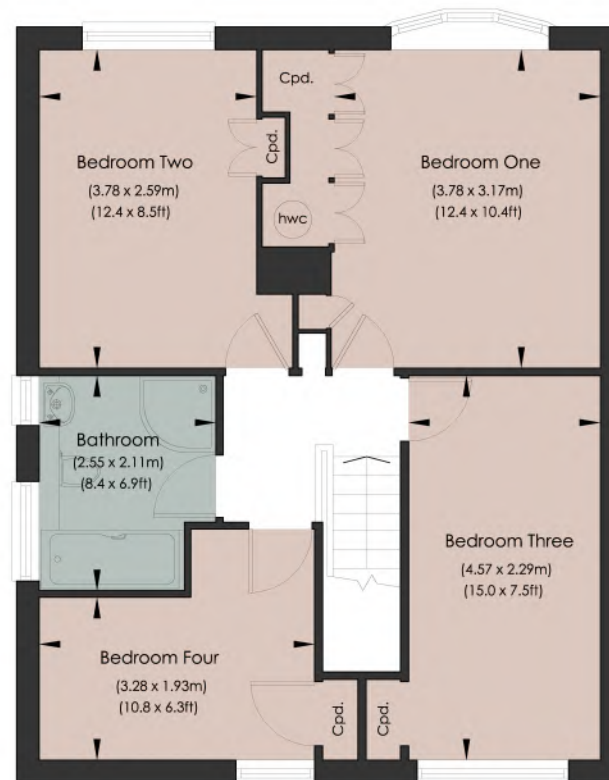


David Cosby Chartered Surveyors & Estate Agents

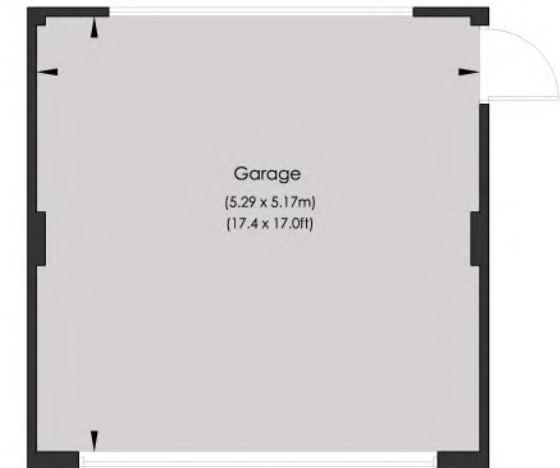
This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



GROUND FLOOR GIA = 62 sqm (560 sqft)



FIRST FLOOR GIA = 56 sqm (603 sqft)



GARAGE GIA = 27 sqm (291 sqft)

(Location not relative)



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