



**Hillcrest Avenue**  
Spinney Hill, Northampton

**oriordanbond**  
SALES & LETTINGS





# Hillcrest Avenue

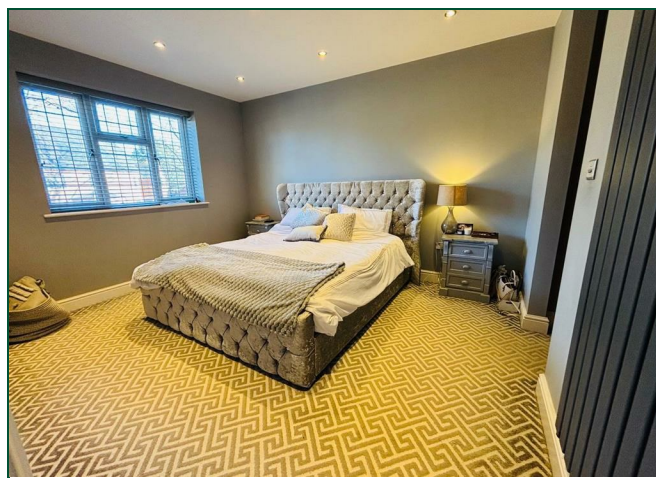
Spinney Hill  
NN3 2AB

Guide Price  
£685,000

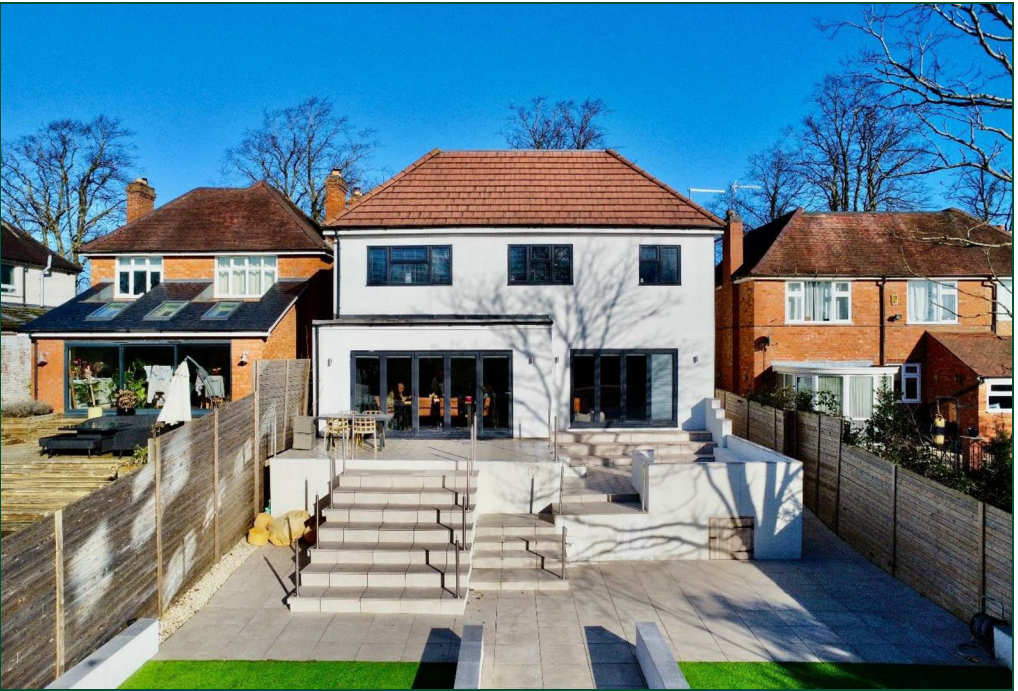
**O'Riordan Bond is delighted to offer for sale this very impressive four bedroom detached home, located in a sought after tree-lined avenue. This individual home has recently been comprehensively re-developed and extended to a contemporary design.**

Offered with no onward chain, accommodation comprises spacious entrance hall with open dog-leg staircase rising to the first floor, cloakroom/WC, boot room with separate 'tradesman' door, studio/study and a contemporary open plan kitchen and dining space with bi-folding doors overlooking the garden terraces. There are a range of integrated appliances including two ovens, a five-ring induction hob with extractor over, a full length fridge and separate full length freezer. There is also a large central island unit incorporating a breakfast bar, inset sink/drainage unit and storage under plus a concealed integrated dishwasher and separate utility/laundry room. There is a 28' sitting room with bi-folding glazed doors to the garden and a timber clad feature wall with inset contemporary fireplace and flat screen television. The large central first floor landing has doors off to all rooms and a staircase to the second floor. The master bedroom is spacious and benefits from dressing room and a further dressing area with fitted wardrobes leading to an impressive four-piece ensuite comprising a large wash hand basin, low level WC, stand-alone bath and corner shower cubicle. There are two further double bedrooms and a large re-fitted family bathroom. Bedroom four with its own en-suite occupies the top floor. Outside, the frontage is laid mainly to an open stone aggregate driveway with retaining walls. The rear garden is southerly facing with split level terraces and two artificial lawned areas. There is a covered outside kitchen/entertainment area and further gym room. (A/2498/M)

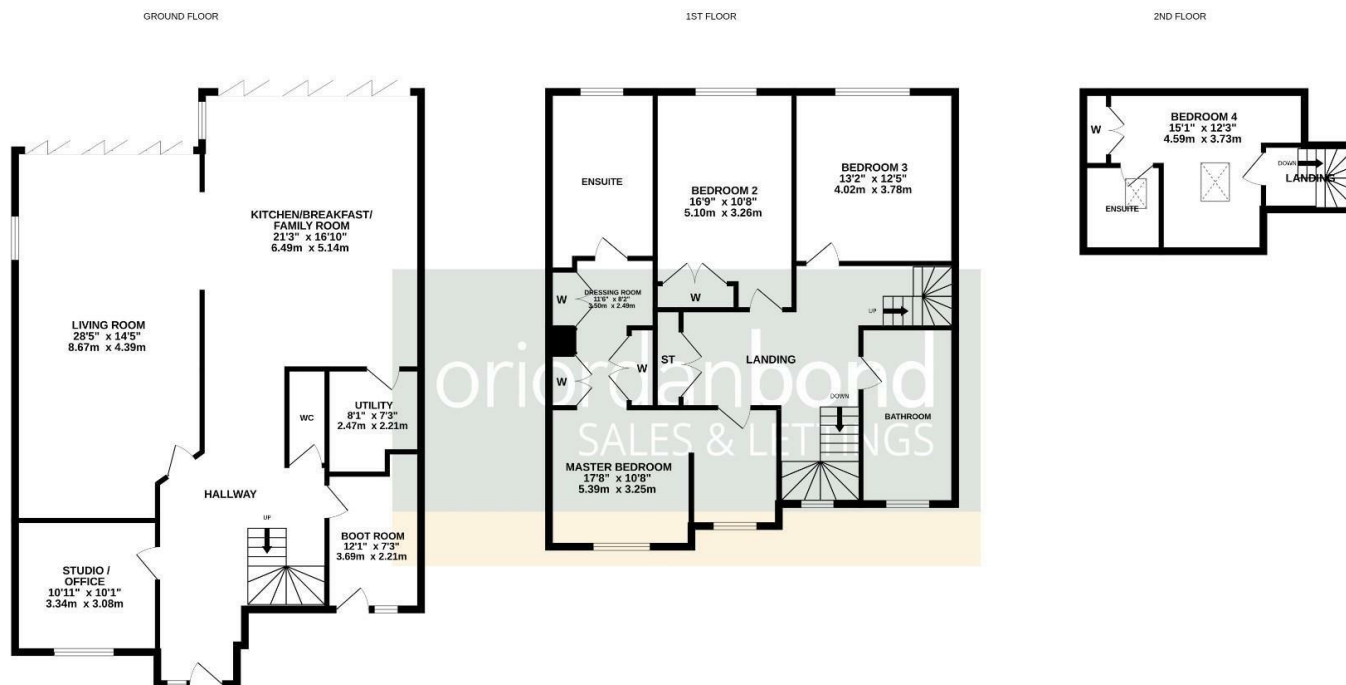
- Re-developed and extended four bedroom detached
- Two en-suite bedrooms
- Contemporary open plan kitchen and dining space
- Gas radiator heating
- South facing landscaped garden
- Ample off road parking











TOTAL FLOOR AREA : 2499 sq.ft. (232.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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### Additional information

- Council Tax Band: E
- Energy Efficiency Rating: C

### Viewing

Viewing strictly by appointment – details below

### Disclaimer

O'Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

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