

50 Park Avenue North

Abington, Northampton, NN3 2JE

Guide Price £575,000 Freehold



Located within walking distance of the prestigious Abington Park is this deceptive five bedroom Victorian family home, which is bursting with character.

This charming property boasts, large reception rooms, tastefully and sympathetically modernised kitchen and bathrooms, multiple bay windows, log burners and open fireplaces, five doubles bedrooms, walled rear garden and garage.

In brief the accommodation comprises, entrance hall, living room, kitchen breakfast room with large centre island, dining room and WC. First floor landing, bedroom one with en-suite, three further double bedrooms and family bathroom.

The second floor hosts the large fifth bedroom which is currently being used as a fantastic home bar/den.

Outside to the front is a wrap around garden laid to gravel and block paving with many bedded trees, shrubs and plants. To the rear is a walled garden mainly laid to lawn with a covered seating and barbeque area.

With property in this area being in high demand, early viewing is essential.

EPC Rating E. Council Tax Band E.



ENTRANCE HALL 5.56m x 2.59m (18'3 x 8'6)

Entrance via timber door with stained glass insert. Column radiator. Stairs rising to first floor landing with wood panelling. Understairs storage cupboard. Tiled floor. Picture rail.

SITTING ROOM 6.10m x 5.05m max (20'0 x 16'7 max)

uPVC bay window to front elevation. Further window to side elevation. Feature fireplace with wooden surround, tiled hearth and inset multi fuel burner with storage and shelving either side. Original oak flooring. Television aerial point. Picture rail. Wall light points.

KITCHEN / BREAKFAST ROOM 6.25m x 3.94m (20'6 x 12'11)

Three casement window to side elevation. Fitted with a range of wall, base and drawer units with quartz worktops and matching upstands. Central island incorporating breakfast bar and storage. Multi fuel burner. Tiled floor. Tiled splash backs. Boiler. Archway to:

DINING ROOM 5.66m x 3.71m (18'7 x 12'2)

Bay window to side elevation. Radiator. Cast iron fireplace with wooden surround. Original oak flooring. Picture rail.

LOBBY

Leading from the kitchen. Doors to WC and garage.

CLOAKROOM 1.48m x 2.14m (4'10 x 7'0)

WC and wash hand basin. Tiled splash backs. Tiled floor. Door to rear garden.

FIRST FLOOR LANDING

Doors to:

BEDROOM ONE 5.00m x 4.80m (16'5 x 15'9)

Bay window to side elevation. Radiator. Picture rail. Television aerial point. Glazed double doors to:

EN-SUITE 3.94m x 1.17m (12'11 x 3'10)

Window to side elevation. Suite comprising wash hand basin and double shower cubicle with power shower. Wall lights. Extractor fan. Tiled splash backs. Wooden flooring.

WC 1.47m x 0.79m (4'10 x 2'7)

Window to side elevation. WC.

BEDROOM TWO 5.61m x 3.71m (18'5 x 12'2)

Window to side elevation. Radiator.

BEDROOM THREE 5.11m x 3.96m (16'9 x 13'0)

uPVC double glazed bay window to side elevation. Radiator. Cast iron fireplace with tiled hearth and wooden surround.

SHOWER ROOM 2.46m x 2.31m (8'1 x 7'7)

Two casement window overlooking the rear garden. Chrome heated towel rail. Suite comprising corner shower cubicle with power shower, WC and wash hand basin with storage below. Tiled splash backs.

FAMILY BATHROOM 2.57m x 1.68m (8'5 x 5'6)

Window to side elevation. Chrome column radiator. Suite comprising roll top bath with cast iron feet and wash hand basin. Tiling to half wall height.

SECOND FLOOR

BEDROOM FIVE 5.59m x 5.05m (18'4 x 16'7)

Window to side elevation. Currently being used as a bar area and games room. Door to eaves storage.

OUTSIDE

FRONT / SIDE GARDENS

Wrap around garden enclosed by swooping brick wall with picket fence inserts. Laid to a mixture of gravel and block paving. An abundance of mature bedded trees, plants, shrubs, roses and Wisteria. Front door under storm porch. Gated side access.

GARAGE 4.44m x 3.16m (14'7 x 10'4)

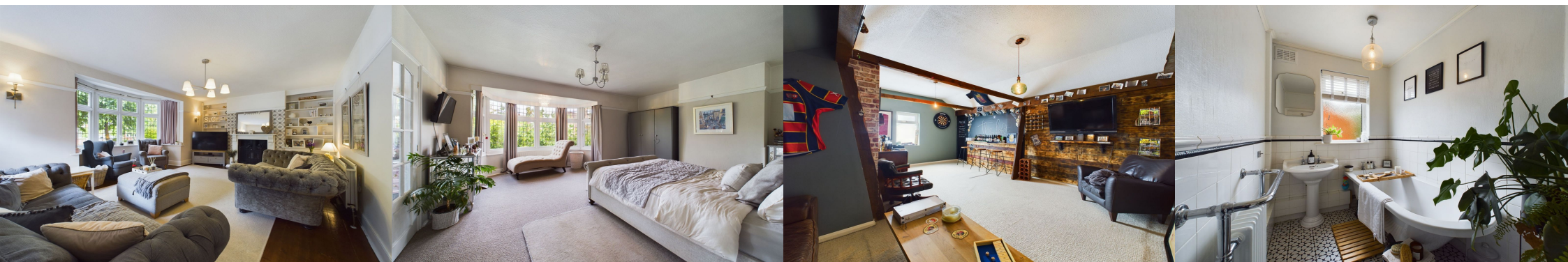
Electric roller door. Door to lobby.

REAR GARDEN

Walled garden with a sunny aspect. Mainly laid to lawn with pond and bedded borders housing a variety of plants, shrubs and trees. Paved terrace under canopy with brick built BBQ. Door to garden store. Tap. Gated side access.

DRAFT DETAILS

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





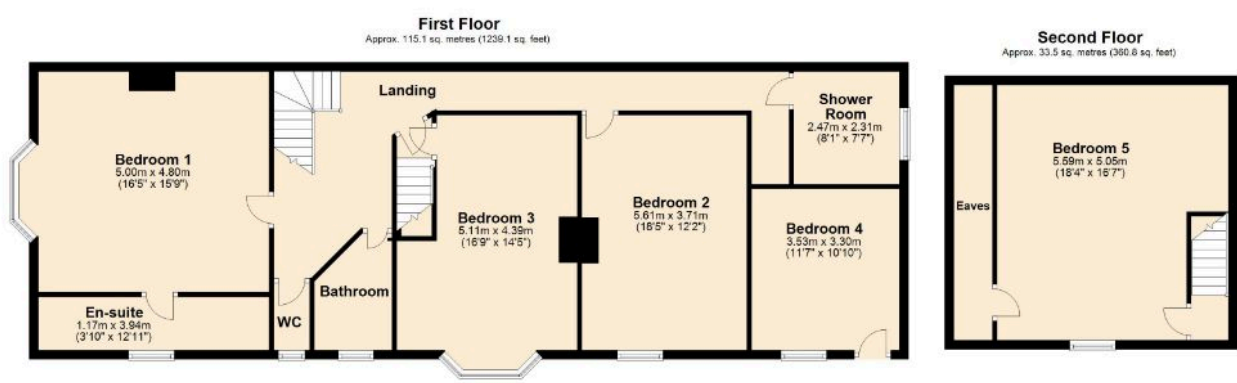
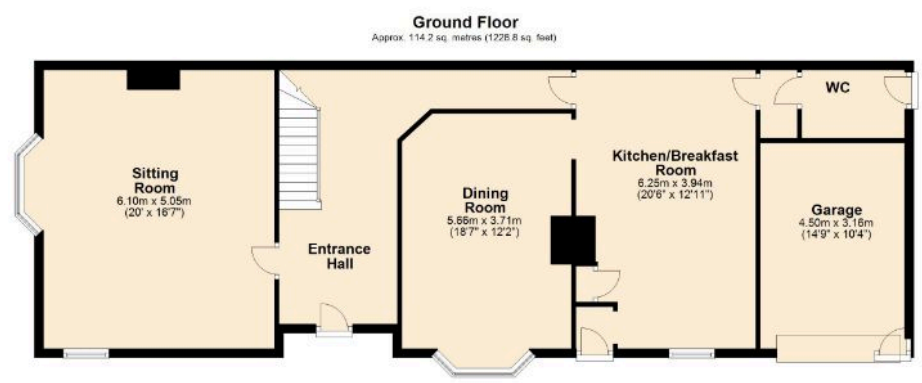
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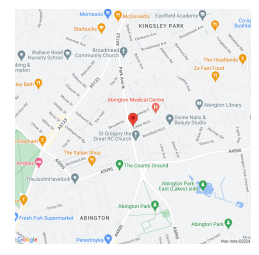
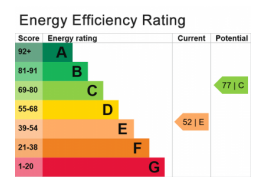


Local Area Information

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. 262.8 sq. metres (2828.8 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.