



**Park Avenue South**  
Abington, Northampton









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## Park Avenue South

Abington, Northampton, NN3 3AB

TOTAL AREA: APPROX. 363.96 SQ. METRES (3918 SQ. FEET)

**ENVIABLY POSITIONED OPPOSITE THE MUCH LOVED ABINGTON PARK IS ROSELAND, A BEAUTIFUL AND CHARMING SIX BEDROOM HOUSE WHICH IS BURSTING WITH CHARACTER.**

### GROUND FLOOR

- ENTRANCE HALL
- SITTING ROOM
- DINING ROOM
- KITCHEN / BREAKFAST ROOM
- DINING / LIVING SPACE
- SNUG
- CLOAKROOM
- CELLAR

### SECOND FLOOR

- BEDROOM FOUR
- BEDROOM FIVE (EN-SUITE)
- BEDROOM SIX (EN-SUITE)

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### OUTSIDE

- FRONT GARDEN
- LARGE GARAGE
- REAR GARDEN

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### FIRST FLOOR

- BEDROOM ONE (EN-SUITE)
- BEDROOM TWO
- BEDROOM THREE
- BATHROOM

**Guide Price £650,000 Freehold**







## THE PROPERTY

Step through the stained glass double doors and you enter a large hall with high ceilings, ornate coving and a beautiful mosaic floor. To the left is a bright sitting room with a large bay window, exposed wooden floor and a gas coal effect fire. To the right is a large dining room again with bay window, exposed wooden floor and a gas coal effect fire with a lovely wood panel surround. To the rear you will find a large fitted kitchen with breakfast bar which opens onto an airy dining / living space with sky lanterns and numerous windows overlooking the garden. This then wraps around into yet another reception room. Stairs lead down to the cellar which is split into two rooms. The ground floor also benefits from a cloakroom.

Climbing the stairs you are greeted by a large landing which leads to the fantastic principal bedroom with bay window offering fabulous views of Abington Park. There is an en-suite shower room and fitted wardrobes. The second bedroom is currently used as a study and understandably so with its balcony and views over the park. The third bedroom and family bathroom are also on this floor.

The second floor hosts a further three bedrooms, two of which have their own en-suite shower rooms.

To the front is a small garden with ornate bedding and a central gravel path that leads towards the front door which is under a storm porch. The private and westerly facing rear garden is low maintenance with its artificial grass and slightly raised seating area under a pergola. At the end of the garden is a larger than average garage with electric door.

EPC Rating E. Council Tax Band F.





## MARKETING

Benefitting from support across 10 countywide branches, ensuring comprehensive coverage and local expertise. Wherever you are, our network is there to assist you in achieving your property goals. Including major sites such as Rightmove, Zoopla, On The Market, and PrimeLocation. your property deserves the spotlight, and we ensure it gets noticed by the right audience.







## MATERIAL INFORMATION

Type	House
Age/Era	Ask Agent
Tenure	Freehold
Ground Rent	Ask Agent
Service Charge	Ask Agent
Council Tax	Band F
EPC Rating	E
Electricity Supply	Mains
Gas Supply	Mains
Water Supply	Mains
Sewerage Supply	Mains
Broadband Supply	Ask Agent
Mobile Coverage	Depends on provider
Heating	Gas Central Heating
Parking	Garage
EV Charging	Ask Agent
Accessibility	Ask Agent
Coastal Erosion Risk	Ask Agent
Flood Risks	Has not flooded in the last 5 years
Mining Risks	Ask Agent
Rights Of Way	Ask Agent
Restrictions	Conservation Area
Obligations	Ask Agent
Rights and Easements	Ask Agent

## LOCATION

Abington is an extremely popular district of Northampton, home to the County Cricket Ground, Old Northamptonians Rugby Club and bordering Abington Park, a lovely green open space with lakes, aviaries, café and museum. Both the Wellingborough Road and Kettering Road run through Abington offering an eclectic mix of shops, bars and eateries as well as giving access to and from the town centre itself. The nearest large supermarket facilities can be accessed within 1½ miles 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 A45, A43, A508 and A428 and in turn link to the A14 and M1.

## IMPORTANT NOTICE

Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

## FLOORPLAN

TOTAL AREA: APPROX. 363.96 SQ. METRES (3918 SQ. FEET)



Total area: approx. 363.9 sq. metres (3917.2 sq. feet)





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