



# Cyclamen Close

Abington Vale, Northampton

oriordanbond  
SALES & LETTINGS





## Cyclamen Close

Abington Vale  
NN3 3XL

Price  
£464,995

**A very well presented four bedroom detached home situated in a prominent position, within this small cul-de-sac location, within Abington Vale. The property is offered for sale for the first time since original construction and has been much improved and well maintained by the current owner.**

The accommodation comprises entrance hall, sitting room, dining room, re-fitted kitchen, re-fitted utility room and a re-fitted ground floor cloakroom/WC. The first floor provides a master bedroom with a range of built-in wardrobes and a spacious en-suite, three further bedrooms and a re-fitted family bathroom. Outside are front and rear gardens and an ample driveway leading to a garage with electric door. Further benefits include uPVC double glazing and gas radiator heating. (B/1378/M)

- Four bedroom detached family home
- En-suite to master bedroom
- Two reception rooms
- Re-fitted kitchen, utility room and family bathroom
- Enclosed rear garden
- Driveway and integral garage

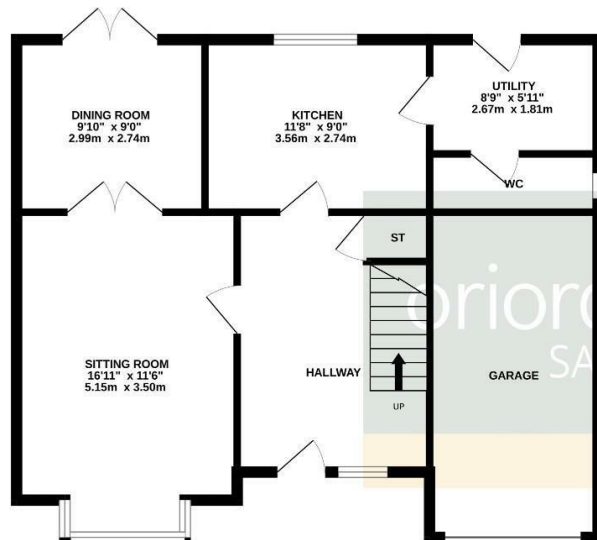




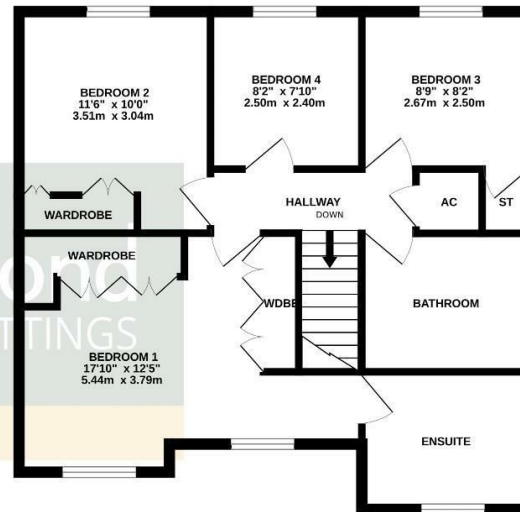




GROUND FLOOR



1ST FLOOR



SQ FTG INCLUDES GARAGE

TOTAL FLOOR AREA : 1378 sq.ft. (128.0 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: D
- 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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