



# Bougainvillea Drive

Abington Vale, Northampton

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SALES & LETTINGS





# Bougainvillea Drive

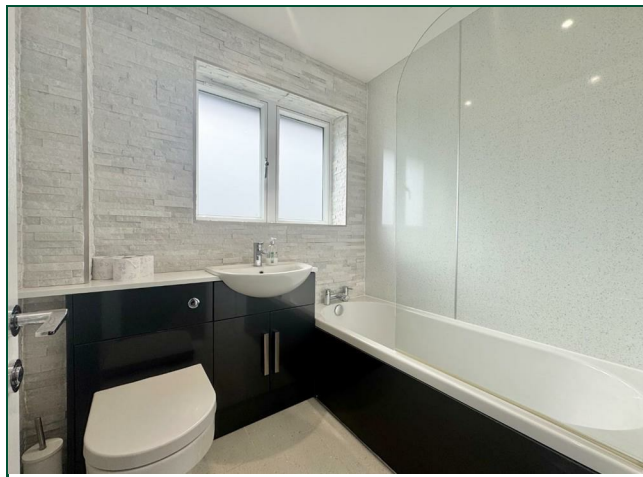
Abington Vale  
NN3 3XB

Price  
£450,000

An impressive four bedroom detached family home located in the highly sought after area of Abington Vale. The property has undergone numerous home improvements over recent times and is offered for sale in excellent condition with features including recessed spot lighting, re-fitted white aluminium double glazing and re-fitted family bathroom and master bedroom en-suite.

Accommodation comprises entrance hall with new contemporary composite front door, cloakroom/WC, cloaks cupboard, sitting room with focal fireplace and dual aspect windows, dining room with bi-fold doors to the rear garden, re-fitted kitchen with integrated appliances, utility room, family room/study, spacious landing with contemporary glass banister, master bedroom with two built-in wardrobes and re-fitted ensuite, three further bedrooms and a re-fitted family bathroom. Outside is a driveway to the front providing ample off road parking leading to a garage store. To the rear is a landscaped tiered low maintenance garden with artificial lawn. Further benefits include gas radiator heating. (A/1576/M)

- Improved four bedroom detached home
- Re-fitted en-suite to master bedroom
- Three reception rooms
- Re-fitted kitchen and family bathroom
- Enclosed low maintenance rear garden
- Ample off road parking and garage store

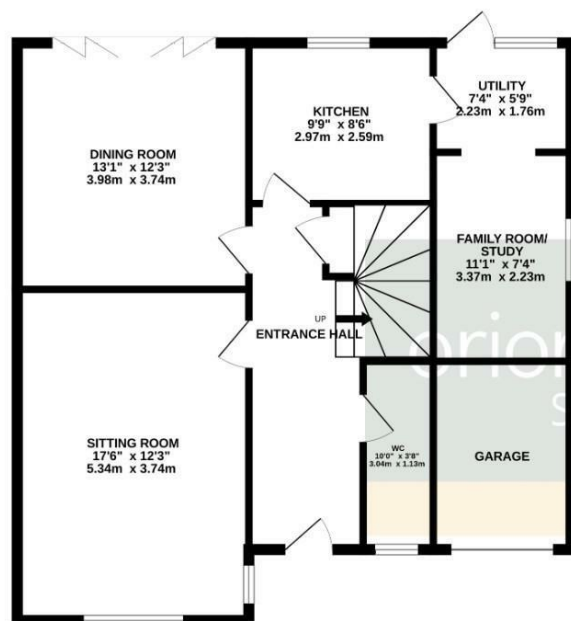




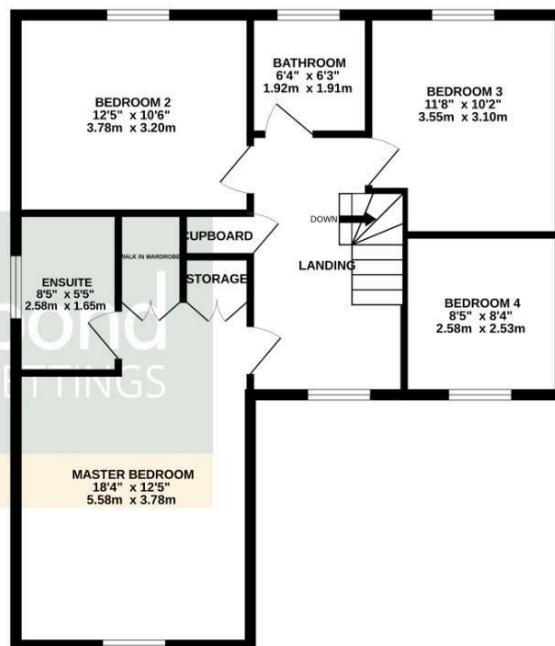




GROUND FLOOR  
832 sq.ft. (77.3 sq.m.) approx.



1ST FLOOR  
744 sq.ft. (69.1 sq.m.) approx.



TOTAL FLOOR AREA : 1576 sq.ft. (146.4 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.

**O'Riordan Bond Abington Vale Sales**  
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