



7 Primula Close, Abington Vale, Northampton, NN3 3QD

HOWKINS &
HARRISON

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Guide Price £570,000

A well presented detached family home located on a highly regarded development in Abington Vale, close to Abington park, NSB on the Billing Road, the town centre & major link roads. In addition, the property provides a self contained ANNEXE offering a great opportunity for multi generational living, work from home office or as a rental investment income.

Features

- Persimmon built detached family home
- Self contained ANNEXE
- Sitting room
- Study & cloakroom
- Kitchen/dining room & utility
- Large conservatory
- Four bedrooms
- Ensuite to master
- Garage
- Beautifully tended gardens



Location

The popular location of Abington Vale is approximately 2 miles in distance from Northampton town centre, just off the Billing Road East. Shopping facilities can be found at the Weston Favell shopping centre, approximately 1 mile in distance as well as shopping facilities, theatre, restaurants, banks and building societies in Northampton town centre. Abington Park is close by with its lake, museum and tea room. Access to the A45 and A43 ring roads give easy access to the M1, Junction 15. Northampton main line train station operates to London Euston and Birmingham New Street. Schooling for all ages groups is also close by as well as the highly regarded Northampton School for boys on the Billing Road.

Outside

The front of the property has been recently laid with an attractive modern resin bonded driveway providing off road parking, gravelled areas with established planting and access to a single garage.

The attractive and well tended rear garden has several seating areas, lawned gardens with established and well stocked planting enclosed by fencing, pedestrian side access and water fall water feature.



Ground Floor

The entrance hall is approached through a composite front door, stairs rise to the first floor accommodation and access to the cloakroom and study.

The sitting room features a fireplace with a coal effect gas fire and mantel surround and flows seamlessly into an impressive conservatory constructed of a brick built base with uPVC windows and French doors onto the rear garden. The kitchen/dining room also offers an open plan feel, as does the sitting room, and comes with a range of cream facing cabinets, working surfaces incorporating a 1.5 sink unit, gas hob, double oven and dishwasher. The Utility room has matching cupboards, sink unit, plumbing for washing machine, space for dryer, wall mounted gas fired boiler and door to side access.

First Floor

The first floor landing has a linen cupboard and serves all four bedrooms and family bathroom with the master bedroom enjoying a dressing area with built in wardrobes and en-suite shower room.

Annexe

A great addition to the main house is the two storey self contained annexe which provides an independent front door into a bedroom with stairs that rise to the first floor lounge and kitchenette that comes with cabinets, working surfaces incorporating a sink unit, hob, oven, fridge and plumbing for washing machine. To complete the first floor there is a shower room.

Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison. Tel:01604-823456.

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

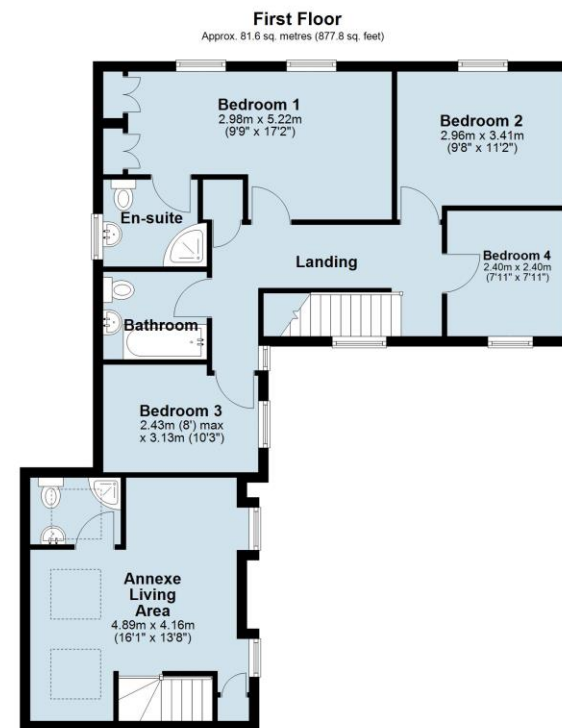
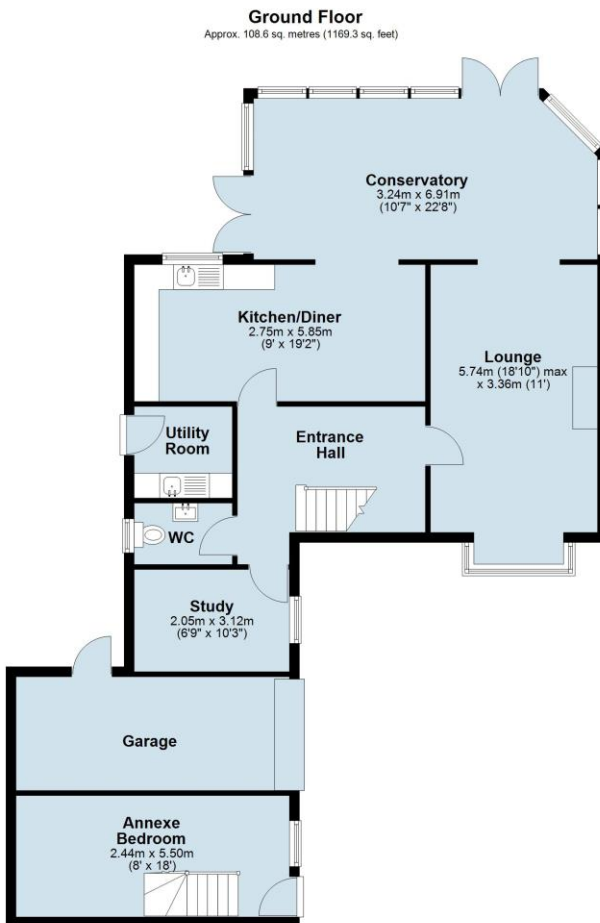
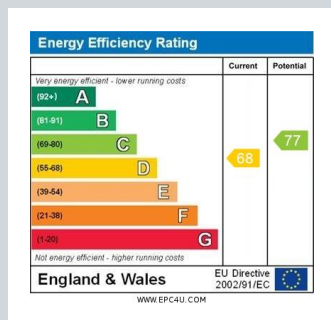
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

West Northamptonshire Council.

Tel:0300-1267000.

Council Tax Band- D



Total area: approx. 190.2 sq. metres (2047.1 sq. feet)

Howkins & Harrison

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.