



ESTATE AGENTS



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30A Abington Park Crescent, Northampton, NN3 3AD



# 30A Abington Park Crescent, Northampton, NN3 3AD

A rarely available modern four bedroomed detached bungalow situated at the end of a long private drive in one of Northampton's most desirable crescents opposite Abington Park. The accommodation comprises; entrance hall, inner hallway, lounge, kitchen/diner, shower room, bedroom one with en suite shower and three further bedrooms. Outside is a front garden and driveway giving off road parking for several vehicles and leading to the detached garage. The beautiful well stocked south facing rear garden is mainly laid to lawn and enjoys a sunny aspect and high degree of privacy.

## Price £625,000 Freehold

### ACCOMMODATION

#### ENTRANCE PORCH

8'5 x 3'5

This extended room is built out of uPVC double glazing with large glass windows and doors. Outside light, exposed stone wall and original leaded glazed doors to:

#### ENTRANCE HALL

35'1 x 7'0

This large hallway has Amtico flooring, radiator and loft access with pull down ladder. The loft is boarded and has a light, storage cupboard and large walk-in airing cupboard housing the gas wall mounted boiler and hot water tank. Double doors to lounge and doors to:-



#### LOUNGE

24'6 x 14'1

Stone fire place and surround with gas fire, uPVC double glazed windows to side and wall lights. There are two radiators and uPVC double glazed French doors to rear garden.



#### KITCHEN / DINING ROOM

24'8 x 11'4

Fitted with a range of base and eye level units with roll top work surfaces, tiled splashback and stainless steel sink and drainer with mixer tap and water purifier. Built-in oven, grill and extractor. Built-in fridge/freezer, dish washer and washing machine. uPVC double glazed window leading onto the dining area which has space for table, radiator, uPVC double glazed French doors leading onto the side garden.



#### BEDROOM ONE

14'5 x 13'2

uPVC double glazed window to the rear, double built in wardrobe, radiator, door to:



#### EN SUITE

5'7 x 5'6

Re-fitted suite comprising a WC, wash hand basin in vanity unit with storage below. Corner shower cubicle with glass centre opening doors and Mira shower, tile splashbacks and uPVC double glazed window to side with obscure glass. Underfloor heating.



#### BEDROOM TWO

11'2 x 10'3

uPVC double glazed window to side and radiator. Currently used as study.



#### BEDROOM THREE

11'1 x 9'9

uPVC double glazed window to rear, radiator.



#### BEDROOM FOUR

8'10 x 7'10

uPVC double glazed window to side and radiator.



#### SHOWER ROOM

7'8 x 6'9

Refitted suite comprising WC, wash hand basin with vanity unit below, corner shower cubicle with glass centre opening doors, tile splashbacks and shaver point. Under floor heating, radiator and uPVC double glazed window with obscure glass to the side.



#### FORECOURT

Approached by a private driveway leading on to the car parking space for three to four cars and leading to the larger than normal garage.

### REAR GARDEN

The beautifully maintained garden is roughly half lawn and patio, surrounded by stocked borders, some shrubs, a lopped American Walnut, and also has a productive fruit and vegetable area, and several waterbutts. There is a potting shed and further storage shed. There is also a garden to the side of the property which has a decked seating area with summerhouse. All the garden is enclosed by wood panel fencing and the rear garden faces a southerly direction enjoying a sunny aspect and high degree of privacy.



### SIDE GARDEN



### GARAGE

Larger than normal garage with composition up and over door and windows to the rear. Power and lighting.

### LOCAL AMENITIES

There are a variety of shops on the Wellingborough Road, including a supermarket, banks, fashion and furniture stores, newsagents and greengrocers as well as a bus service from the Wellingborough Road to Northampton town centre. Local schools include secondary schooling at Northampton School for Boys on the Billing Road and ample Primary schooling is available. Motorway access is via Rushmere Road and then Nene Valley Way to Junction 15.

### SERVICES

Gas, water and electricity connected.

### COUNCIL TAX

West Northamptonshire Council - Tax Band F.

### DOIMB310524/9881

### HOW TO GET THERE

From Northampton town centre proceed in an Easterly direction along the Billing Road passing Northampton General Hospital and St Andrews Hospital continue to the traffic light junction to Rushmere Road and turn left on to Park Avenue South and then take the first turning on the right in to Abington Park Crescent. Follow the road down, pass Landcross Drive on the right, count five houses and turn into the long drive where the property can be found on the left hand side.

Approximate Gross Internal Area = 137.6 sq m / 1,481 sq ft  
Garage = 24.5 sq m / 264 sq ft  
Total = 162.1 sq m / 1,745 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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