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GREENER **Country** HOUSES & COTTAGES



ESTATE AGENTS



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Roselands, 41 Park Avenue South, Abington, Northampton, NN3 3AB

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A very well maintained and extended six double bedroome semi-detached period property situated in a sought after location opposite Abington Park. The good sized accommodation extends to approximately 3,500 square feet of living accommodation and retains many of the original character features. The accommodation comprises; entrance porch, entrance hall, cloakroom, lounge, dining room, family room and refitted kitchen that opens on to the 35ft garden room and cellar. To the first floor are three bedrooms with ensuite to the master and a four piece family bathroom. To the second floor is a further three bedrooms, two with ensembles and a separate WC. Outside are landscaped front and rear gardens which are mainly laid to artificial lawn. The rear garden enjoys a sunny aspect and privacy. There is also a larger than normal garage to the rear of the property.

Price £725,000 Freehold

ACCOMMODATION

ENTRANCE PORCH

There is an ornate storm porch and then you enter the property via the original leaded stain glass centre opening hardwood doors with door to:-

ENTRANCE HALL

Original Terrazzo flooring, radiator and stairs to first floor. Doors to:-

CLOAK ROOM

This refitted suite comprises WC, wash hand basin and a vanity unit with storage below. Tile splashbacks and extractor.

LOUNGE

Large uPVC double glazed boxed bay window to front with views over Abington Park. Two uPVC double glazed window to side. Gas-coal affect fire with granite hearth and cast iron surround and mantel. Original stripped floorboards, coving, chandelier and double radiator.

DINING ROOM

uPVC double glazed boxed bay window to front with views over Abington Park, original stripped floorboards and picture rail. Gas-coal affect fire with slate hearth, tiled surround, original wood mantel and panelling. Double radiator.



KITCHEN

Refitted range of base and eye level units, quartz worktops and tile splashbacks. Single sink and drainer with modern mixer tap and breakfast bar. Built-in appliances include double oven, induction hob and extractor. Dishwasher, plumbing for washing machine and space for American fridge/freezer and built-in larder. Modern flooring and archway opens up on to the:-



GARDEN ROOM

This superb extended light and versatile room overlooks the garden and has two large uPVC double glazed windows and two sets of uPVC double glazed French doors which open on to the garden. There are four lantern roof windows, two large wall mounted radiators and door to cellar and archway to:-



FAMILY ROOM

Shelving, wood flooring and radiator. Door to entrance hall. This room is currently used as the cinema room with projector.

CELLAR

Two uPVC double glazed windows to front, laminated flooring and double radiator. There is power and lighting and a storage area. The cellar has been previously used as a games room.



FIRST FLOOR

LANDING

uPVC double glazed window to rear, stair case to second floor and library shelving. Door to boiler room which houses the hot water tank and recently installed wall mounted gas boiler. Door to:-

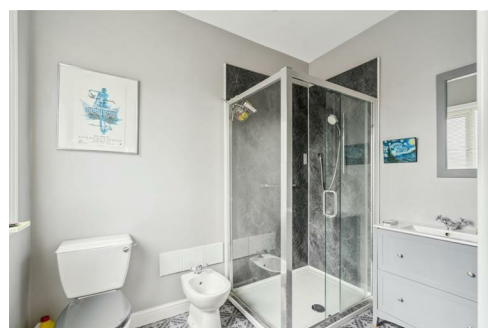
BEDROOM ONE

Fitted with a range of bespoke triple wooden wardrobes, picture rails and coving. uPVC double glazed bay window to front with views over Abington Park. Original port hole leaded window to side, radiator and door to:-



ENSUITE

Comprises WC, bidet, wash hand basin and vanity unit with storage below. Double walk-in shower with glass sliding doors and remote controlled Mira shower. Large towel radiator and uPVC double glazed window with obscure glass window to side.



BEDROOM TWO

Shelving for library, picture rail and coving. Radiator, uPVC double glazed French door window to front opening on to balcony with views across Abington Park.



BEDROOM THREE

uPVC double glazed window to rear, original fireplace and radiator.

BATHROOM

Four piece suite comprising a WC, wash hand basin, freestanding claw foot bath with Victorian style shower attachment, corner shower cubicle with glass centre opening doors and remote control Mira shower, tiled splashbacks, double radiator, extractor, uPVC double glazed window with obscure glass to rear.



SECOND FLOOR

LANDING

uPVC double glazed door with Juliette balcony and window to rear. Door to:-

BEDROOM FOUR

uPVC double glazed window to front and side with views over Abington Park. Two double radiators, wash hand basin and loft access.

BEDROOM FIVE

uPVC double glazed window to front, radiator and under eaves storage. Door to:-

ENSUITE

Comprises WC, wash hand basin and shower cubicle with glass centre opening doors. Tile splashbacks, chrome towel radiator and extractor.

BEDROOM SIX

uPVC double glazed window to rear, radiator and door to:-

ENSUITE

Comprises WC, wash hand basin and shower cubicle with glass centre opening doors and tile splashbacks. Chrome towel radiator and extractor.

SEPERATE WC

Comprises WC, wash hand basin and radiator. Under eaves storage cupboard and uPVC double glazed window with obscure glass to rear.

OUTSIDE

FRONT GARDEN

Mainly laid to artificial lawn with many mature flowers, shrubs, bushes and trees. Enclosed by wood panelled fencing. There is a gate and gravel pathway to front door.

REAR GARDEN

The landscaped garden is mainly laid to artificial lawn with stone pathway, raised flower beds, mature trees and flower shrub borders. Outside tap, secure gated access to the side and rear. The rear garden enjoys a sunny aspect and privacy.



GARAGE

The garage has a remote controlled roller door, power and lighting. Access door to garden. The garage is larger than normal.

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 electric connected.

COUNCIL TAX

West Northamptonshire Council - Tax Band F.

HOW TO GET THERE

From Northampton town centre proceed in an Easterly direction along the Billing Road passing St Andrews Hospital and Northampton School For Boys. At the traffic light junction with Park Avenue South turn left, proceed along this road until you reach Abington Park where the property can be found on the left-hand side.

