



ESTATE AGENTS



GREENER **Country** HOUSES & COTTAGES



49 Bridgewater Drive, Abington Vale, Northampton, NN3 3AF

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A very well maintained and extended three/four bedroom detached chalet style property situated on a quiet road in the popular residential area of Abington Vale. The accommodation comprises entrance hall, cloakroom, bedroom four/study, lounge, dining room, kitchen and conservatory. To the first floor there are three bedrooms and a family bathroom. Outside there is a driveway giving off road parking and leading the garage. The good sized rear garden is mainly laid to lawn and enjoys a sunny aspect and a high degree of privacy.

Price £375,000 Freehold

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

11'2 x 10'5

Enter via a UPVC double glazed front door with obscure glass and window to the side, stairs to first floor, understairs storage cupboard, radiator and doors to:-

CLOAKROOM

Suite comprising WC, wash hand basin, underfloor heating and UPVC double glazed window to the side with obscure glass.

LOUNGE

19'4 x 11'5

UPVC double glazed window to the front, fireplace with gas coal effect fire with marble hearth and surround and wood mantle, radiator and an archway to:-

DINING ROOM

16'8 x 9'1

An extended room with radiator and UPVC double glazed patio doors to:-



CONSERVATORY

11'0 x 10'1

A brick based UPVC double glazed conservatory with fan and light and french doors to the garden.

KITCHEN

12'6 x 9'5

A re-fitted range of base and eye level units with roll top work surfaces, tiled splashbacks, ceramic sink and drainer with mixer tap, built in appliances include oven, hob, extractor and space for fridge/freezer, plumbing for washing machine and dishwasher and a UPVC double glazed window and door to the rear.



FIRST FLOOR

LANDING

UPVC double glazed window to the side, airing cupboard housing the gas wall mounted combination boiler, loft access and doors to:-



BEDROOM ONE

12'7 x 12'5

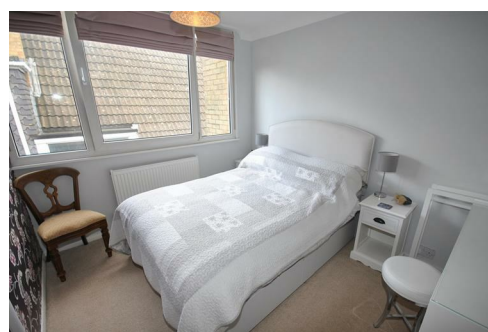
UPVC double glazed window to the front, radiator and built in triple wardrobes.



BEDROOM TWO

10'2 x 8'8

UPVC double glazed window to the side and radiator.



BEDROOM THREE

9'8 x 8'0

UPVC double glazed window to the rear, radiator and under eaves storage cupboard.



BATHROOM

6'2 x 6'0

Suite comprising WC, wash hand basin, panelled bath with shower, curtain and rail. The bathroom is fully tiled with a chrome towel radiator, extractor, spotlights and UPVC double glazed window with obscure glass to the rear.



OUTSIDE

FRONT GARDEN

Mainly laid to lawn with a tree and a driveway giving off road parking and leading to the garage.

GARAGE

Metal up and over door with power and lighting. Access door to the rear garden.

REAR GARDEN

The good size rear garden is mainly laid to lawn with patio area, mature bushes and trees, flower and shrub borders, two brick outbuildings and enclosed by wood panel fencing. The rear garden enjoys a sunny aspect and a high degree of privacy.

SERVICES

Mains drainage, gas, water and electricity are connected.

COUNCIL TAX

West Northamptonshire Council - Band D

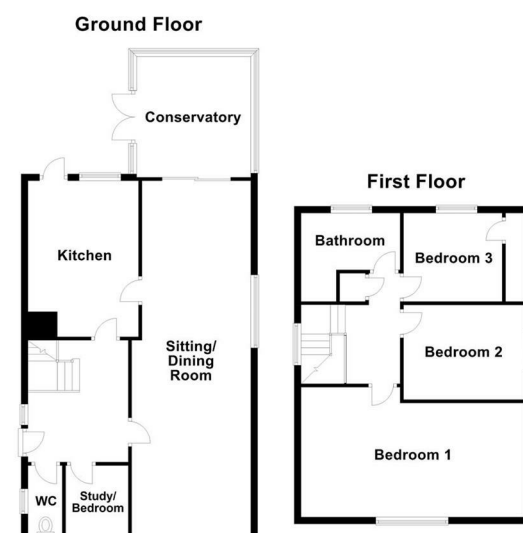
LOCAL AMENITIES

There are shops on the Wellingborough Road, including a supermarket, banks, fashion and furniture stores, newsagents and greengrocers as well as a buses to Northampton town centre. The house is a short walk to Abington Park and within easy walking distance of Northampton School for Boys on the Billing Road. Motorway access is via Rushmere Road and then the A45 Nene Valley Way to Junction 15 of the M1 or east towards Wellingborough and the A14. There is also a retail park in walking distance which has a large range of shops and restaurants, a gym and children's play centres.

HOW TO GET THERE

From Northampton town centre proceed in an easterly direction along the Billing Road passing St Andrew's Hospital and Northampton School for Boys at the traffic light junction with Rushmere Road filter left onto Park Avenue South and at the next junction turn right into Abington Park Crescent. Follow the road down the hill with Abington Park on the left hand side and take the second turning on the right into Bridgewater Drive where the property can be found on the left hand side.

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Not to scale. For illustrative purposes only