



GREENER **Country** HOUSES & COTTAGES



80 Abington Park Crescent, Abington, Northampton, NN3 3AL

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A very well maintained and extended refurbished 1950's detached family home situated on a corner plot in one of the towns most prestigious addresses adjacent to Abington Park. The accommodation comprises entrance hall, cloakroom, sitting room, lounge, a superb open plan kitchen/dining/breakfast room, utility room and shower room. To the first floor there are four bedrooms with ensuite to the master and a family bathroom. Outside there is a front garden and driveway giving off road parking for several vehicles and leading to the integral garage. The rear and side garden is mainly laid to lawn and patio and enjoys a sunny aspect and a high degree of privacy.

Price **£850,000 Freehold**

**ACCOMMODATION**

**GROUND FLOOR**

**ENTRANCE HALL**

8'7 x 8'0

Storm porch. The hall is laid to wooden parquet flooring, under stairs storage cupboard, modern large wall mounted radiator, stairs to the first floor and doors leading to:-

**CLOAKROOM**

Suite comprising WC, wash hand basin, heated towel radiator, UPVC double glazed leaded window with obscure glass to the side and an amazing statement floor.

**SITTING ROOM**

20'2 x 15'2

A large UPVC double glazed bay window over looking the garden with window seat and storage below, UPVC double glazed leaded stone mullion windows to the front elevation, radiator, a superb inglenook fireplace with real open fire with tiled hearth and surround, two stained glass windows and a further window to the side elevation.

**LOUNGE**

13'4 x 12'1

UPVC double glazed leaded stone mullion window to the front, UPVC double glazed window to the side and radiator.



**KITCHEN/BREAKFAST/DINING ROOM**

27'1 x 12'9

This superb open plan room has a re-fitted range of bespoke base and eye level units with Quartz worktop and splashbacks, built in appliances include a Neff five ring gas hob with extractor over, two Neff ovens, microwave, coffee maker, fully integrated fridge/freezer, large central island with Quartz worktop incorporating a breakfast bar, twin underslung sink and drainer with mixer tap, space for wine cooler and integrated dishwasher. Heated towel rail, UPVC glazed window to the side, space for table and UPVC double glazed bi folding doors to the rear garden.



**DINING AREA**



**UTILITY ROOM**

12'4 x 11'0

UPVC double glazed window and door to the garden, radiator, a range of base and eye level units with modern worktops, plumbing for washing machine and space for dryer. A combination boiler and access door leading to the garage. A further door leads to:-

**SHOWER ROOM**

8'0 x 4'8

A re-fitted suite comprising wash hand basin, double shower cubicle with glass door and rain head shower and hand held shower attachment, tiled splashbacks, WC, wash hand basin in vanity unit with storage below with chrome towel rail radiator, spotlights and extractor.

**FIRST FLOOR**



**LANDING**

A large UPVC double glazed leaded stained glass window in the stairwell overlooking the rear garden, loft access hatch with pull down ladder (the loft has been part boarded and has a light) and doors leading to:-

**BEDROOM ONE**

16'2 x 12'9

Enter the room through a dressing area leading onto the main bedroom area which has a UPVC double glazed window to the side and UPVC double glazed french doors with glass Juliet balcony overlooking the garden, second loft access, radiator, fan and light and a door leads to:-



**ENSUITE**

8'3 x 4'5

A re-fitted suite comprising WC, wash hand basin in vanity unit with storage below, walk in double shower with glass screen with rain head and hand held shower attachment. The ensuite is fully tiled with a heated towel radiator and UPVC double glazed window with obscure glass to the side.



**BEDROOM TWO**

16'9 x 12'6

UPVC double glazed windows to the front, rear and side and two radiators.



**BEDROOM THREE**

13'5 x 12'1

UPVC double glazed leaded window to the front, radiator and spotlights.



**BEDROOM FOUR**

10'5 x 9'8

UPVC double glazed window to the side, radiator and cover.

**BATHROOM**

8'6 x 5'4

A re-fitted suite comprising WC, wash hand basin in vanity unit with storage below, P shaped bath with rain head shower and hand held shower attachment. The bathroom is fully tiled with a large towel radiator and UPVC double glazed leaded window with obscure glass to the front.



**OUTSIDE**

**FRONT GARDEN**

A block paved driveway and a further gravelled parking area giving off road parking for several vehicles and enclosed by stone walling with mature bushes and trees, a gate and pathway, log store and secure gated access from front to rear.

**GARAGE**

19'0 x 8'3

Electric roller shutter door with window to the side elevation, power and light connected and a door leading to the utility room.

**REAR GARDEN**

The rear garden has a raised decked seating area which leads from the kitchen with steps down to the lawn, a crazy stone patio area and the remainder of the garden is mainly laid to lawn with vegetable beds, shed, mature flower and shrub borders and mature bushes and trees, outside tap, security lighting and modern up and down light. The rear garden is enclosed by wood panel fencing and 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 F

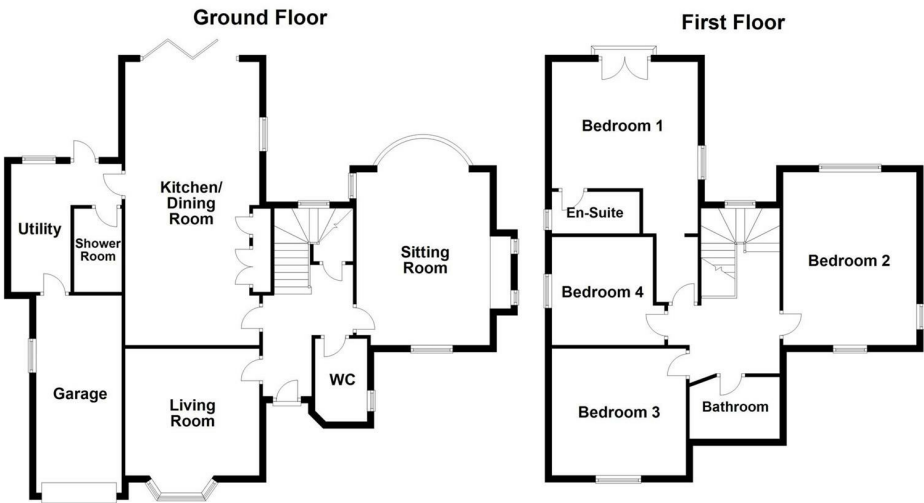
**LOCAL AMENITIES**

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. The Weston Favell Shopping Centre incorporating Tesco Superstore lies approximately one mile distant. 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.

**HOW TO GET THERE**

From Northampton town centre take the Billing Road in an easterly direction passing the Northampton School for Boys. At the traffic lights turn left onto Park Avenue South and take the next turning on the right into Abington Park Crescent. Proceed along the the side of Abington Park and down the dip towards the Wellingborough Road where the property can be found right at the end on the left hand side.

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Not to scale. For illustrative purposes only