



# Campanula Close

Abington Vale, Northampton



## Campanula Close

Abington Vale  
NN3 3QG

Guide Price  
£550,000

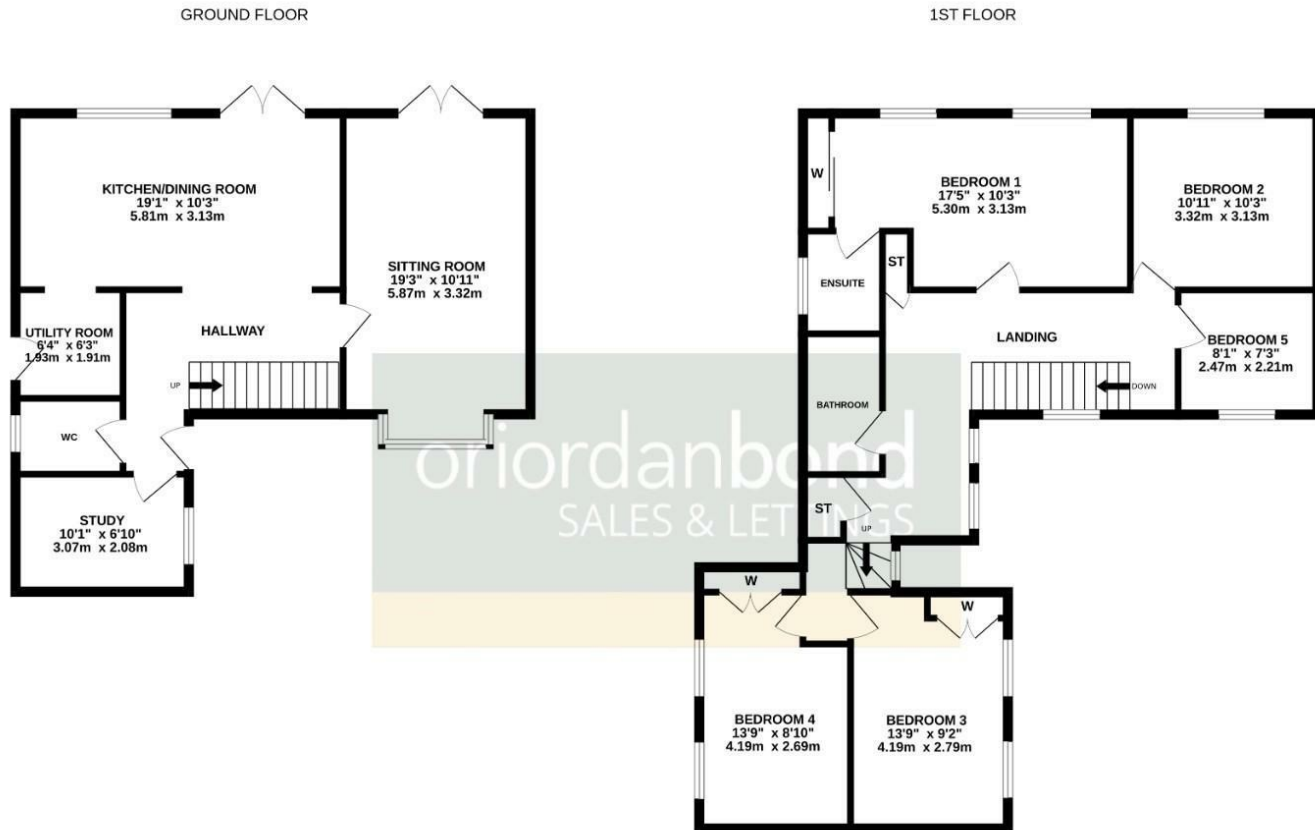
**A substantial and extended detached family home situated in this quiet, sought after cul-de-sac within Abington Vale. The property is offered for sale in excellent condition throughout and provides a flexible layout ideal for modern family living.**

Occupying a corner plot at the end of the cul-de-sac, the internal accommodation comprises entrance hall, refitted cloakroom/WC, sitting room, re-fitted kitchen/dining room with integrated appliances, utility room and a study. To the first floor is a master bedroom with dressing area and re-fitted en-suite, four further bedrooms and a re-fitted four-piece family bathroom. Outside to the front is a driveway providing off road parking for multiple vehicles leading to a double garage. The rear garden is well presented and has a secluded seating area, lawn and patio. Further benefits include gas radiator heating and uPVC double glazing. (B/1550/L)

- Substantial and extended five bedroom detached home
- Re-fitted en-suite and dressing area to master bedroom
- Re-fitted kitchen/dining room
- Re-fitted four-piece family bathroom
- Enclosed rear garden
- Ample off road parking and double garage







TOTAL FLOOR AREA : 1550sq.ft. (144.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Additional information**

- Council Tax Band: E
- Energy Efficiency Rating: C

**Viewing**

Viewing strictly by appointment – details below

**Disclaimer**

O’Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

**O’Riordan Bond Abington Sales**

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