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Bridgewater Drive, Abington Vale  
Northampton

Northamptonshire, NN3 3BB

£340,000 Detached



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Service Award**

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over the past year

feefo

Department: Sales

Tenure: Freehold



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OFFERED TO THE MARKET WITH NO UPWARD CHAIN, THIS FOUR BEDROOM DETACHED HOME IS SITUATED ON A HIGHLY SOUGHT AFTER ROAD. EXTENDED TO BOTH THE FRONT AND REAR, THE PROPERTY OFFERS SPACIOUS AND VERSATILE ACCOMMODATION THROUGHOUT.

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#### GROUND FLOOR

- PORCH
- HALLWAY
- LOUNGE
- DINING ROOM
- RECEPTION ROOM
- KITCHEN
- WC

#### OUTSIDE

- FRONT GARDEN
- GARAGE
- REAR GARDEN

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#### FIRST FLOOR

- LANDING
  - BEDROOM
  - BEDROOM
  - BEDROOM
  - BEDROOM
  - BATHROOM
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## THE PROPERTY

Offered to the market with no upward chain, this four bedroom detached home is situated on a highly sought after road. Extended to both the front and rear, the property offers spacious and versatile accommodation throughout.

The ground floor comprises a welcoming porch and entrance hall, a generous living room, separate dining room, fitted kitchen, WC and an additional reception room ideal for a family room that overlooks the garden.

To the first floor are two well proportioned double bedrooms and two large single bedrooms, all served by a three piece family bathroom accessed from the landing.

Externally, the property benefits from a south-facing rear garden, driveway parking for multiple vehicles, and a tandem length garage.

An excellent family home offering flexible living space, early viewing is highly recommended.

EPC Rating: D. Council Tax Band: E







## MATERIAL INFORMATION

Type	Detached
Age/Era	Ask Agent
Tenure	Freehold
Ground Rent	Ask Agent
Service Charge	Ask Agent
Council Tax	Band E
EPC Rating	D
Electricity Supply	Mains
Gas Supply	Mains
Water Supply	Mains
Sewerage Supply	Mains
Broadband Supply	Ask Agent
Mobile Coverage	Depends on provider
Heating	Central Heating
Parking	Off-street, Garage
EV Charging	Ask Agent
Accessibility	Ask Agent
Coastal Erosion Risk	Ask Agent
Flood Risks	Has not flooded in the last 5 years, No flood defences
Mining Risks	Ask Agent
Restrictions	Ask Agent
Obligations	No restrictions, No private right of way, No Public right of way
Rights and Easements	Ask Agent

## LOCATION

Abington Vale is defined locally as the area bordered by Billing Road East, Park Avenue South and Abington Park Crescent. Adjacent to Abington Park it also affords easy access to a number of suburbs and their facilities, e.g. Wellingborough Road, Kettering Road, Kingsley, Spinney Hill and Weston Favell. Additionally Northampton town centre, just 2 miles away, offers a further variety of pubs, bars, restaurants, shopping facilities, businesses, two theatres (Royal & Derngate) and a cinema/leisure complex. Just east of the town centre, the district of Cliftonville predominantly focuses on medical practitioners and the general hospital as well as the privately run St Andrews and Three Shires. In the opposite direction, in an

## AGENTS NOTES

1. Viewings by appointment only through Jackson Grundy. 2. These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property. 6. Whilst we carry out our due diligence on a property before it is marketing and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions.

## FLOORPLAN

TOTAL AREA: APPROX. SQ. METRES ( SQ. FEET)



Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

1443 ft<sup>2</sup>

133.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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