



377A Billing Road East
Northampton, NN3 3LL



Derran Dooley
Partnered With
Simpsons
Property Experts

Set back from the main road and approached via a private driveway, this well-presented three double bedroom detached bungalow enjoys a peaceful and secluded position within the ever-popular area of Abington Vale.

Occupying a generous plot, the home offers a superb balance of space, flexibility, and convenience. A welcoming entrance hall leads through to a comfortable sitting room—perfect for relaxing evenings—while the open-plan kitchen/dining space forms the heart of the home, complete with a central island and access to a separate utility room, ideal for modern family living and entertaining.

The main bedroom provides a calm retreat with fitted wardrobes and a private ensuite shower room. Two further double bedrooms offer excellent versatility, with bedroom three currently arranged as a formal dining room.

Outside, the sense of space continues. The property benefits from a landscaped front garden and a block-paved double-width driveway providing ample off-road parking, leading to a detached double garage. The rear garden is a great size, mainly laid to lawn with a paved patio area—perfect for enjoying the warmer months.

£495,000



3



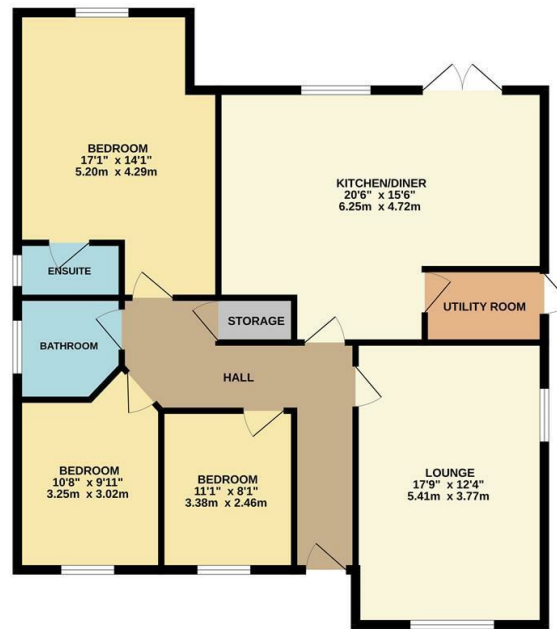
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1



GROUND FLOOR



TOTAL FLOOR AREA: 1166sq ft (108.5 sq m) approx.
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 Made with Houselogic (2020).



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





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