



Abington Park Crescent
Northampton

**JACKSON
GRUNDY** | *The
Village
Agency*



Abington Park Crescent Northampton, NN3 3AD

TOTAL AREA: APPROX. 197.98 SQ. METRES (2131 SQ. FEET)

A BEAUTIFULLY RENOVATED, FOUR STOREY, FIVE BEDROOM SEMI DETACHED HOME, IDEALLY POSITIONED DIRECTLY OPPOSITE ABINGTON PARK. THIS EXCEPTIONAL CHARACTER PROPERTY SEAMLESSLY BLENDS PERIOD CHARM WITH MODERN CONVENIENCE, MAKING IT PERFECTLY SUITED FOR CONTEMPORARY FAMILY LIVING.

GROUND FLOOR

- ENTRANCE PORCH
- HALLWAY
- LIVING ROOM
- DINING ROOM
- KITCHEN / BREAKFAST ROOM

SECOND FLOOR

- LANDING
- BEDROOM THREE
- BEDROOM FIVE
- BATHROOM

OUTSIDE

- FRONT GARDEN
- PARKING
- REAR GARDEN

CELLAR

- UTILITY / STORE ROOM

FIRST FLOOR

- LANDING
- BEDROOM ONE
- EN-SUITE
- BEDROOM TWO
- BEDROOM FOUR
- BATHROOM

Guide Price £750,000 Freehold





THE PROPERTY

The property welcomes you via a porch into an inviting reception hall, complete with an original fireplace, space for furnishings, and stairs rising to the first floor. To the front, the elegant bay fronted dining room features a charming fireplace, while the spacious sitting room also benefits from a bay window, fireplace, and direct access to the garden.

At the heart of the home lies the kitchen/breakfast room, fitted with a granite topped island incorporating a breakfast bar. Granite work surfaces extend throughout, complementing the integrated appliances, including a washing machine and dishwasher. A range cooker, extractor hood, and American style fridge/freezer complete the space. Double doors open onto the garden, while two Velux windows flood the room with natural light. The highly practical cellar offers excellent potential as a utility room or additional storage.

The first floor hosts the principal bedroom, featuring a bay window and en-suite shower room. A second generous bedroom also enjoys a bay window with views overlooking the park, alongside a third bedroom and a family bathroom with shower over bath.

On the second floor, a large bedroom boasts far reaching views across the park, garden, and surrounding countryside. This level also includes a further bedroom and a spacious shower room with twin Velux windows.

Externally, the property benefits from a three car driveway to the front. The rear garden is a standout feature, offering a large paved patio, expansive lawn, and a variety of established trees, hedges, and planting. A red brick retaining wall adds character, while a summer house sits at the far end. The garden enjoys a southerly aspect, capturing sunlight throughout the day.

EPC Rating TBC. Council Tax Band F.





LOCATION

Abington is an extremely popular district of Northampton, home to the County Cricket Ground and bordering Abington Park, a lovely green open space with lakes, aviaries, cafe and museum. Both the Wellingborough Road and Kettering Road run through Abington offering an eclectic mix of shops, bars and eateries as well as giving access to and from the town centre itself. The nearest large supermarket facilities can be accessed within 1¼ miles either in the Spinney Hill or Kingsthorpe areas whilst Northampton offers a further variety of pubs, bars and restaurants plus high street shopping, markets, two theatres (Royal & Derngate) and a cinema/leisure complex. In relation to transportation, Northampton's station has mainline rail services to London Euston and Birmingham New Street whilst Abington's position allows easy access to a variety of main roads including the A45, A43, A508 and A428 and in turn link to the A14 and M1.



IMPORTANT NOTICE

Important Notice - 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. 197.98 SQ. METRES (2131 SQ. FEET)



Approximate total area⁽¹⁾

2133 ft²
198.2 m²

Reduced headroom

117 ft²
10.9 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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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