



36 Wisteria Way  
Northampton, NN3 3QB



Derran Dooley  
Partnered With  
**Simpsons**  
Property Experts



A well-presented four bedroom detached family home, positioned towards the end of a quiet cul-de-sac in the ever-popular Abington Vale area of NN3.

The property is approached via a driveway providing off-road parking for two vehicles and leading to a single garage. Upon entering the home, the lounge is located to the left-hand side and enjoys views over the front aspect, offering a comfortable and well-proportioned living space. To the right is a useful downstairs WC.

To the rear of the property, the current vendors have opened the space to create an impressive kitchen, dining and family area spanning the full width of the home. This versatile and sociable space is ideal for modern family living and entertaining, with direct access and views out to the rear garden.

To the first floor, there are four bedrooms, with the main bedroom benefitting from built-in wardrobes and an en-suite shower room. A family bathroom serves the remaining bedrooms.

Externally, the property occupies a larger-than-average plot, making it an excellent choice for buyers where garden size is a priority. The rear garden offers generous outdoor space, ideal for families, entertaining or further landscaping.

The vendors have lived in and lovingly maintained the home for over 20 years, a true testament to both the property itself and the popular location.

Abington Vale is a highly sought-after residential area, well regarded for its local schooling, proximity to Abington Park, and convenient access into Northampton town centre. The A45 is just minutes away, providing excellent commuter links.



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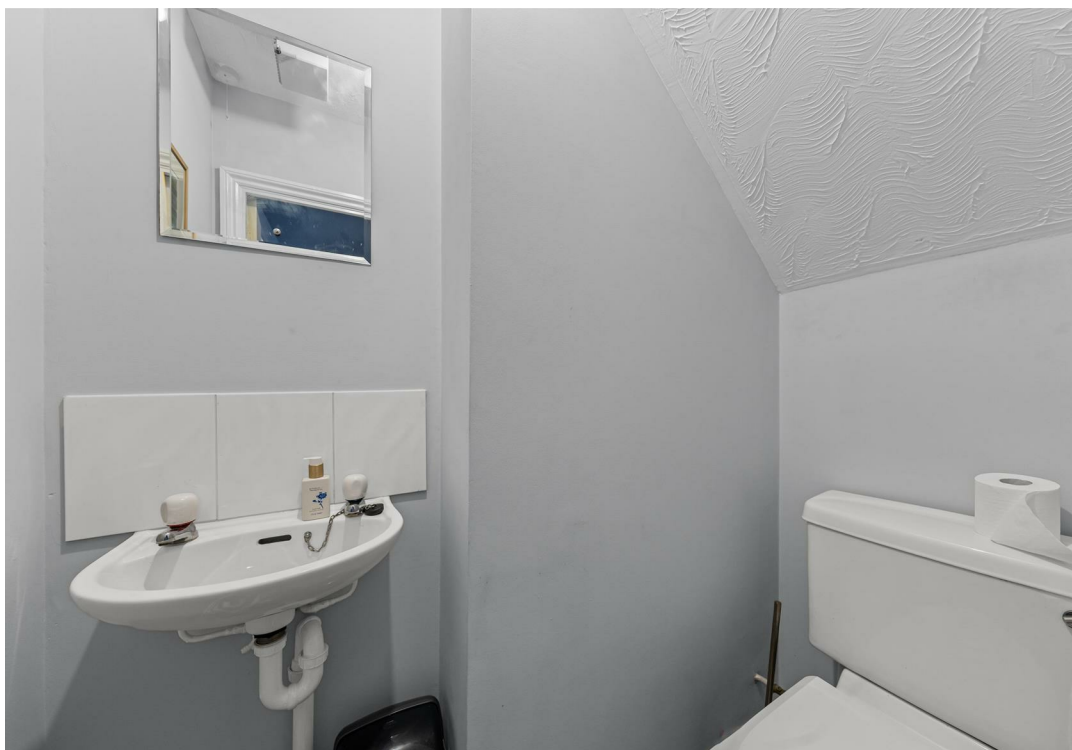


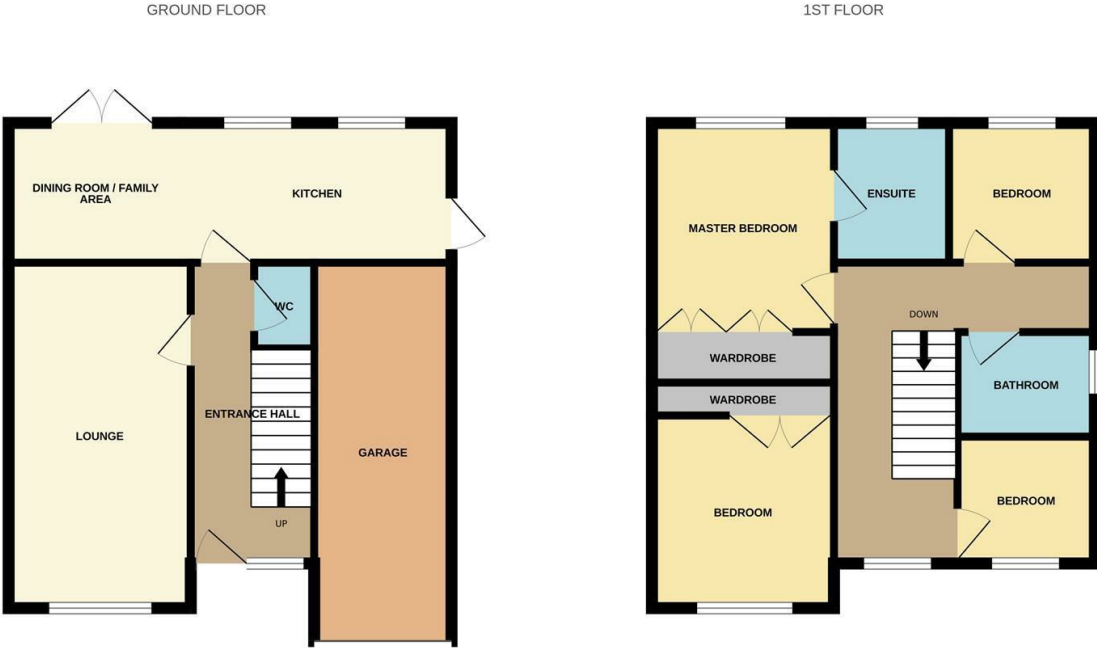
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£450,000

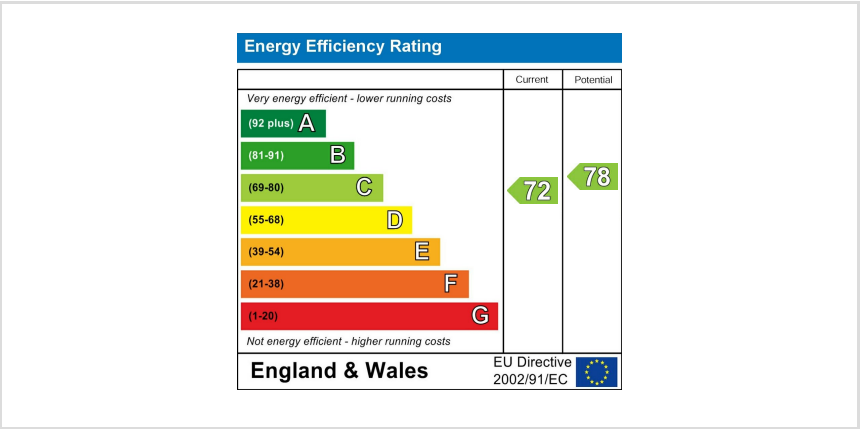


Abington Vale is a highly sought-after residential area, popular with families and professionals alike. The location offers a range of well-regarded local schools, easy access to Abington Park, and convenient routes into Northampton town centre. For commuters, the A45 is just minutes away, providing excellent links to the M1 and surrounding towns, while local amenities, shops and public transport are all close at hand, making this a well-connected and practical place to live.





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