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Billing Road East, Abington, NN3 3LL

£500,000 Semi-Detached

3 2 2



**Platinum Trusted
Service Award**

Based on service ratings
over the past year

feefo

Department: Sales

Tenure: Freehold



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Property Summary

An exceptional three-bedroom semi-detached home finished to a high standard throughout, combining luxury features with practical family living.

Features & Utilities

- ✓ Semi Detached House
- ✓ Three Double Bedrooms
- ✓ Two Bathrooms
- ✓ Two Balconies
- ✓ Extended
- ✓ Landscaped Rear Garden
- ✓ Immaculate Condition
- ✓ Ideal Location

Property Overview

An exceptional three-bedroom semi-detached home finished to a high standard throughout, combining luxury features with practical family living and art deco twist. The ground floor accommodation boasts an oak kitchen with granite worktops and Aga, spacious dining and living areas with bi-fold doors leading to the landscaped garden, WC and a utility room. Upstairs, the principal bedroom includes a Juliet balcony and a stunning marble-tiled en-suite, with two further well-proportioned bedrooms, one with balcony and off the landing is a stylish four-piece bathroom. Outside, the home offers a landscaped rear garden, ample driveway parking and garage with power and lighting. Additional benefits include premium finishes such as marble flooring, Amtico flooring, designer wallpapers, security system and CCTV. Viewing is highly recommended to appreciate the quality and attention to detail on offer. EPC Rating: C. Council Tax Band: D

ENTRANCE HALL

uPVC stained glass entrance door with matching stained glass side window. Marble flooring. Storage cupboard. Staircase rising to first floor landing. ADT police-monitored alarm.

CLOAKROOM/WC 1.78m x 1.75m (5'10" x 5'8")

Steps down. Obscure double glazed window to side elevation. Villeroy & Boch low level WC and wash hand basin with vanity unit. Built-in storage. Towel radiator.

KITCHEN 5.27m x 2.88m (17'3" x 9'5")

uPVC double glazed windows to side and front elevations. Bespoke Oakwood kitchen with granite work surfaces, under-counter lighting, LED spotlights and tiled flooring. Features include an Aga with extractor over, integrated fridge, freezer and dishwasher. Blanco silgranite sink with mixer tap. Built in breakfast bar. Double doors to dining room. Door to utility.

UTILITY ROOM

Matching units with granite surfaces. Blanco sink. Viessmann boiler and water tank. Space for washing machine and tumble dryer. Loft access. uPVC door to rear garden.

DINING ROOM 3.61m x 4.83m (11'10" x 15'10")

Double glazed window to side elevation. Radiator. Amtico flooring. Feature Emma J Shipley wallpaper.

LOUNGE 3.61m x 4.83m (11'10" x 15'10")

Aluminium bi-fold doors to rear garden Radiator. Feature Zeta 5 multi-fuel stove with white marble surround.

FIRST FLOOR LANDING

Double glazed window to side elevation. Loft access via ladder. Radiator. Doors to bedrooms and bathroom.

BEDROOM ONE 3.52m x 4.72m (11'6" x 15'5")

uPVC French doors with steel powder-coated Juliet balcony overlooking the rear garden, additional double glazed windows to rear and side elevations. Radiator. Fitted Sharps wardrobes. Feature Mooodi wallpaper. Door to:

EN-SUITE 2.59m x 1.80m (8'5" x 5'10")

Obscure double glazed window to side elevation. Zehnder towel radiator. Luxury four-piece suite comprising Roca bath and sink with Heritage taps, Aqualisa shower enclosure and low level WC. Marble tiling and flooring.

BEDROOM TWO 2.54m x 4.07m (8'4" x 13'4")

Double glazed windows to front and rear elevations. uPVC French doors to balcony. Sound-proofed and insulated external walls. Radiator. Cole & Son wallpaper.

BEDROOM THREE 2.82m x 2.88m (9'3" x 9'5")

Double glazed window to front elevation. Radiator. Zoffany Art Deco wallpaper.

BATHROOM 2.29m x 2.88m (7'6" x 9'5")

Obscure double glazed window to side elevation. Cast iron radiator. Four-piece suite comprising roll-top bath, Mira shower cubicle with bi-folding doors, freestanding wash basin and low-level WC.

OUTSIDE

FRONT GARDEN

Lawn and driveway providing parking for multiple vehicles. External CCTV, lighting, and outside tap.

GARAGE

Up and over door. Rear access door to garden. Light and power connected. Stained glass window.

REAR GARDEN

Landscaped with paved seating area. Lawn. External sockets. Hardwired garden lighting. Outside tap. Access to garage.

DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).

MATERIAL INFORMATION

Type – Semi Detached

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band C

EPC Rating – C

Electricity Supply – Mains

Gas Supply – Mains

Water Supply – Mains

Sewerage Supply – Mains

Broadband Supply – Ask Agent

Mobile Coverage – Depends on provider

Heating – Central Heating, Gas 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

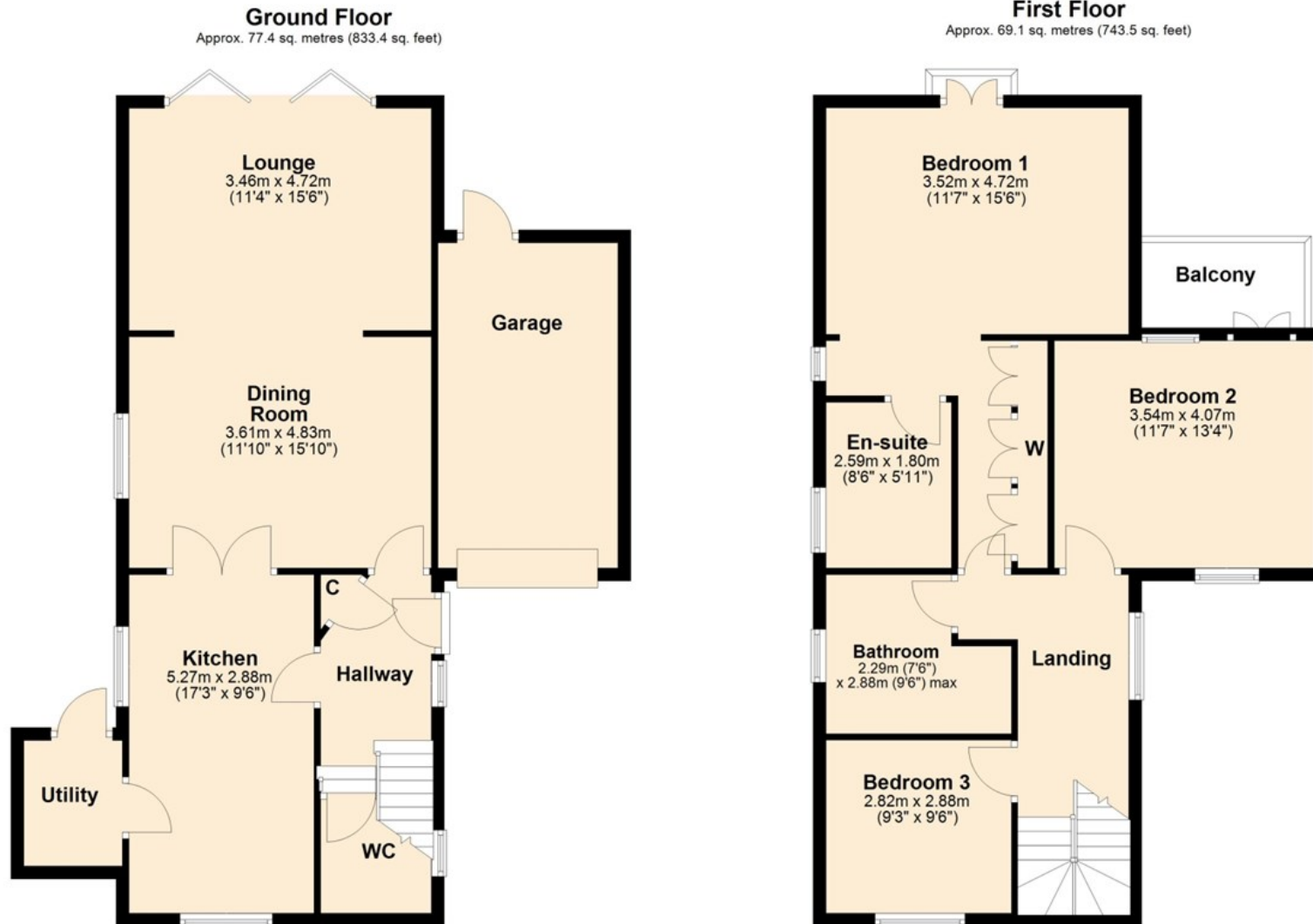
Obligations – No restrictions, No private right of way, No Public right of way

Rights and Easements – Ask Agent

AGENTS NOTES

i Viewings by appointment only through us ii 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 iii Photographs illustrate parts of the property as were apparent at the time they were taken iv Any areas, measurements, distances or illustrations are approximate for reference only v We 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.

Floorplan





Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

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