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Birchfield Road East, Abington, NN3 2BZ

£475,000 Semi-Detached

 5  2  4



**Platinum Trusted
Service Award**

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over the past year

feefo

Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Abington

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Property Summary

Rarely available executive five bedroom semi detached family home.

Features & Utilities

- ✓ Rarely Available
- ✓ Five Bedroom Executive Family Home
- ✓ Potential Building Plot (Subject to Planning)
- ✓ Prime Location
- ✓ Four Reception Rooms
- ✓ Off Road Parking & Garage
- ✓ Gas Radiator Heating
- ✓ Large Rear Garden
- ✓ Close To Local Amenities
- ✓ No Chain

Property Overview

POTENTIAL BUILDING PLOT TO SIDE ACCESS.

A rarely available executive five bedroom semi detached family home located in a prime location in Abington and just a short walk to Abington Park. The property is set over four floors and comprises entrance lobby, bay fronted lounge, family room, dining room, kitchen/breakfast room, garden room, utility room and WC. The first floor provides three bedrooms, bathroom and WC and to the second floor are two further bedrooms and two large storage cupboards. The outside areas include off road parking to the front and a large wrap around rear garden. Further benefits include a one and a half size garage and gas radiator heating. The space to the side of the property is a potential building plot for a detached family home subject to planning. Please speak to a member of staff for more information. EPC Rating: TBC. Council Tax Band: E

ENTRANCE LOBBY

Parquet flooring. Panelling. Radiator. Staircase rising to first floor landing. Doors to:

LOUNGE 4.37m x 4.18m (14'4 x 13'9)

uPVC double glazed bay window to front elevation. Feature fireplace. Two cupboards.

DINING ROOM 4.39m x 3.47m (14'5 x 11'5)

Window to side elevation. Radiator. Two cupboards.

FAMILY ROOM

uPVC double glazed window to rear elevation. uPVC double glazed patio doors to rear elevation. Gas fireplace.

KITCHEN 5.61m x 2.97m (18'5 x 9'9)

A range of wall and base units with roll top work surfaces over. Stainless steel sink. Tiling to splash back areas. Space for American style fridge/freezer, dishwasher and built in oven, hob and extractor.

SUN ROOM 5.85m x 3.42m (19'2 x 11'2)

Bay window to rear elevation. Window and door to side elevation. Two skylights. Two radiators.

SHOWER ROOM

Window to side elevation. Three piece suite comprising low level WC, walk in shower and wash hand basin.

UTILITY ROOM 1.75m x 3.13m (5'9 x 10'3)

Window to side elevation. Space and plumbing for washing machine and tumble dryer with work surfaces over.

FIRST FLOOR LANDING

uPVC double glazed window to side elevation. Staircase rising to second floor.

BEDROOM ONE 4.49m x 3.86m (14'9 x 12'8)

uPVC double glazed bay window to front elevation. Radiator. Built in wardrobes.

BEDROOM TWO 4.19m x 3.48m (13'9 x 11'5)

Window to rear elevation. Radiator. Built in wardrobe.

BEDROOM THREE 2.58m x 2.28m (8'6 x 7'6)

uPVC double glazed window to front elevation. Radiator.

WC

Window to rear elevation. Low level WC. Tiled floors.

BATHROOM 2.06m x 2.03m (6'9 x 6'8)

Two piece suite comprising wash hand basin and panelled bath with shower over. Radiator.

SECOND FLOOR LANDING

Two storage rooms. Access to loft space.

BEDROOM FOUR 4.26m x 4.27m (14'0 x 14'0)

uPVC double glazed window to rear elevation. Radiator.

BEDROOM FIVE 2.62m x 3.47m (8'7 x 11'5)

uPVC double glazed window to front elevation. Radiator.

OUTSIDE

FRONT GARDEN

Double driveway with access to front door, garage and side garden.

GARAGE 6.14m x 3.45m (20'2 x 11'4)

One and a half width. Up and over door. Gated to front.

REAR GARDEN

The garden is mainly laid to lawn with shrubs and bush borders. Large plot to the side of the property. Enclosed by brick wall.

MATERIAL INFORMATION

Electricity Supply – Mains Connected

Gas Supply – Mains Connected

Electricity/Gas Supplier – <https://www.ofgem.gov.uk/information-consumers/energy-advice-households/finding-your-energy-supplier-or-network-operator>

Water Supply – Mains Connected

Sewage Supply – Mains Connected

Broadband – <https://www.openreach.com/fibre-checker>

Mobile Coverage – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Solar PV Panels – No

EV Car Charge Point – Ask Agent

Primary Heating Type – Ask Agent

Parking – Ask Agent

Accessibility – N/a

Right of Way – No

Restrictions – N/a

Flood Risk – <https://flood-map-forplanning.service.gov.uk/>

Property Construction – Ask Agent

Outstanding Building Work/Approvals – Ask Agent

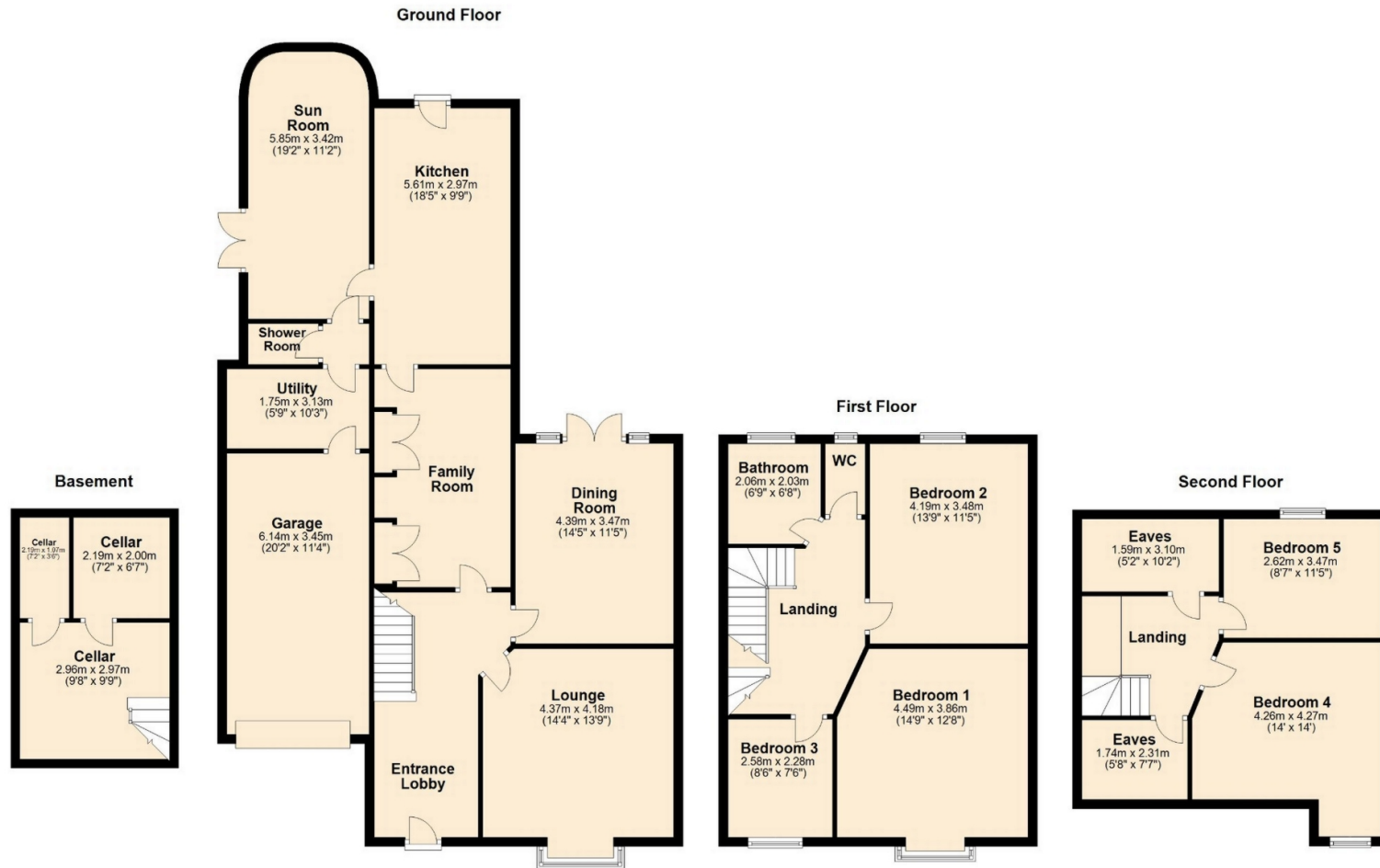
DRAFT DETAILS:

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

AGENTS NOTES

i Viewings by appointment only through Jackson Grundy 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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