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# Park Avenue South, Abington, NN3 3AB

£650,000 - Guide Price Semi-Detached

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feefo

Department: Sales

Tenure: Freehold



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## Property Summary

Enviably positioned opposite the much loved Abington Park is Roseland, a beautiful and charming six bedroom house which is bursting with character.

## Features & Utilities

- ✓ Period Property
- ✓ Semi Detached
- ✓ Four Storey
- ✓ Six Bedrooms
- ✓ Three En-Suites
- ✓ 3917sqft
- ✓ Adjacent To Abington Park
- ✓ Large Garage
- ✓ West Facing Garden

# Property Overview

Step through the stained glass double doors and you enter a large hall with high ceilings, ornate coving and a beautiful mosaic floor. To the left is a bright sitting room with a large bay window, exposed wooden floor and a gas coal effect fire. To the right is a large dining room again with bay window, exposed wooden floor and a gas coal effect fire with a lovely wood panel surround. To the rear you will find a large fitted kitchen with breakfast bar which opens onto an airy dining / living space with sky lanterns and numerous windows overlooking the garden. This then wraps around into yet another reception room. Stairs lead down to the cellar which is split into two rooms. The ground floor also benefits from a cloakroom.

Climbing the stairs you are greeted by a large landing which leads to the fantastic principal bedroom with bay window offering fabulous views of Abington Park. There is an en-suite shower room and fitted wardrobes. The second bedroom is currently used as a study and understandably so with its balcony and views over the park. The third bedroom and family bathroom are also on this floor.

The second floor hosts a further three bedrooms, two of which have their own en-suite shower rooms.

To the front is a small garden with ornate bedding and a central gravel path that leads towards the front door which is under a storm porch. The private and westerly facing rear garden is low maintenance with its artificial grass and slightly raised seating area under a pergola. At the end of the garden is a larger than average garage with electric door.

EPC Rating E. Council Tax Band F.

## GROUND FLOOR

### ENTRANCE HALL

### SITTING ROOM

### DINING ROOM

### KITCHEN / BREAKFAST ROOM

DINING / LIVING SPACE

SNUG

CLOAKROOM

CELLAR

FIRST FLOOR

BEDROOM ONE (EN-SUITE)

BEDROOM TWO

BEDROOM THREE

BATHROOM

SECOND FLOOR

BEDROOM FOUR

BEDROOM FIVE (EN-SUITE)

BEDROOM SIX (EN-SUITE)

OUTSIDE

FRONT GARDEN

LARGE GARAGE



## REAR GARDEN

### MATERIAL INFORMATION

Type – Semi Detached

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band F

EPC Rating – E

Electricity Supply – Mains

Gas Supply – Mains

Water Supply – Mains

Sewerage Supply – Mains

Broadband Supply – Ask Agent

Mobile Coverage – Depends on provider

Heating – Gas Central Heating

Parking – Garage

EV Charging – Ask Agent

Accessibility – Ask Agent

Coastal Erosion Risk – Ask Agent

Flood Risks – Has not flooded in the last 5 years

Mining Risks – Ask Agent

Restrictions – Conservation Area

Obligations – Ask Agent

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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