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# Park Avenue South, Abington, Northampton, NN3 3AB

£650,000 - Guide Price Semi-Detached

6 4 4



**Platinum Trusted Service Award**

Based on service ratings over the past year

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

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

## GROUND FLOOR

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.

## FIRST FLOOR

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.

## SECOND FLOOR

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

## OUTSIDE

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.

## DRAFT DETAILS

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

## MATERIAL INFORMATION

Electricity Supply – Mains

Gas Supply – Mains

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

Water Supply – Mains

Sewage Supply – Mains

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

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

Solar PV Panels – None

EV Car Charge Point – None

Primary Heating Type – Gas

Parking – Garage

Accessibility – Ask Agent

Right of Way – Ask Agent

Restrictions – Ask Agent

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

Property Construction – Ask Agent

Outstanding Building Work/Approvals – Ask Agent

## 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



Total area: approx. 363.9 sq. metres (3917.2 sq. feet)





# 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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