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# Westcott Way, Abington, NN3 3BE

£318,000 - Offers Over Detached

 4  1  2



**Platinum Trusted  
Service Award**

Based on service ratings  
over the past year

**feefo**

Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Abington  
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## Property Summary

Jackson Grundy are proud to present this four bedroom detached family home, located in the ever popular area of Abington Vale, with easy access to local primary/secondary schools, this home is ideal for families looking to stay long term. The accommodation comprises entrance hall, lounge, kitchen, d

## Features & Utilities

- ✓ Four Bedroom Detached Property
- ✓ Fantastic Living Space
- ✓ Gas Radiator Heating
- ✓ Single Garage
- ✓ Close To Local Schools & Amenities
- ✓ No Chain

# Property Overview

Jackson Grundy are proud to present this four bedroom detached family home, located in the ever popular area of Abington Vale, with easy access to local primary/secondary schools, this home is ideal for families looking to stay long term. The accommodation comprises entrance hall, lounge, kitchen, dining room and a downstairs WC. The first floor provides four well proportioned bedrooms and a family shower room. Externally are low maintenance front and rear gardens, off road parking for several vehicles and a single garage. The property is offered with no onward chain and we do expect lots of interest so please call 01604 231111 to arrange a viewing and avoid disappointment. EPC Rating: D. Council Tax Band: D

## ENTRANCE HALL

uPVC double glazed entrance door. Staircase rising to first floor landing. Doors to:

## WC

uPVC frosted window to side elevation. Radiator. Vanity wash hand basin and WC.

## LOUNGE 4.72m x 5.26m (15'6 x 17'3)

uPVC double glazed windows to front elevation. Radiator. Feature gas fireplace. Television points. Door to:

## DINING ROOM 4.01m x 2.57m (13'2 x 8'5)

Double glazed sliding door to rear garden. Radiator. Storage cupboard housing utility meters. Serving hatch.

## KITCHEN 4.01m x 2.64m (13'2 x 8'8)

uPVC double glazed window to rear elevation. Spotlights. Wall and base units with work surfaces over. Integrated oven, gas hob and extractor. Space for washing machine. Cupboard housing gas boiler. uPVC glazed door to driveway.

## FIRST FLOOR LANDING

Access to loft space. Radiator. Overstairs storage cupboard. Doors to:

## BEDROOM ONE 3.94m x 2.84m (12'11 x 9'4)

uPVC double glazed window to rear elevation. Radiator.

### **BEDROOM TWO 3.71m x 2.51m (12'2 x 8'3)**

uPVC double glazed window to front elevation. Radiator.

### **BEDROOM THREE 2.82m x 3.00m (9'3 x 9'10)**

uPVC double glazed window to rear elevation. Radiator.

### **BEDROOM FOUR 3.73m x 2.51m (12'3 x 8'3)**

uPVC double glazed window to front elevation. Radiator.

### **BATHROOM**

uPVC frosted windows to side elevation. Heated towel rail. Spotlights. Three piece suite comprising wash hand basin, low level WC and shower cubicle. Extractor fan.

### **OUTSIDE**

#### **FRONT GARDEN**

Block paved driveway with ample off road parking for several vehicles. Steel gates for extra security. Large tree and shrub borders.

#### **GARAGE**

Up and over door.

#### **REAR GARDEN**

Mainly laid to paving slabs. BBQ area. Mature shrub border to left hand side. Timber fence to right hand side.

### **MATERIAL INFORMATION**

Electricity Supply – Ask Agent

Gas Supply – Ask Agent

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

Water Supply – Ask Agent

Sewage Supply – Ask Agent

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

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

Solar PV Panels – Ask Agent

EV Car Charge Point – Ask Agent

Primary Heating Type – Ask Agent

Parking – Ask Agent

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

### **DRAFT DETAILS**

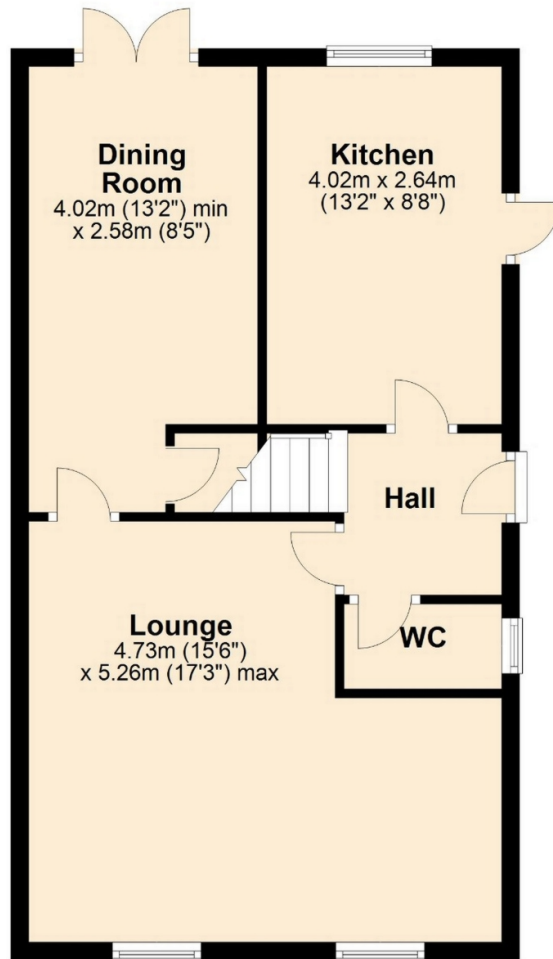
At the time of print, these particulars are awaiting approval from the Vendor(s).

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

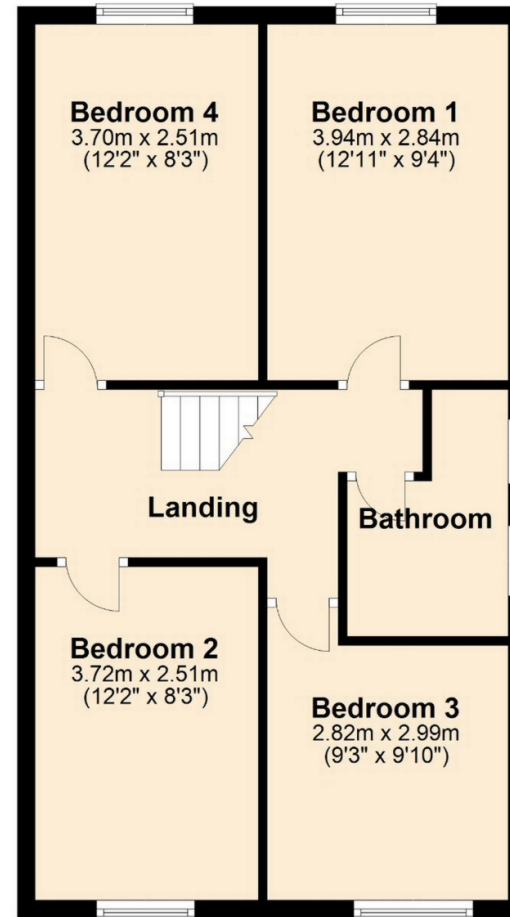
## Ground Floor

Approx. 52.4 sq. metres (563.8 sq. feet)



## First Floor

Approx. 52.7 sq. metres (567.5 sq. feet)



Total area: approx. 105.1 sq. metres (1131.2 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.

[www.jacksongrundy.com](http://www.jacksongrundy.com)

Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd  
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