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Williton Close, Abington Vale, NN3 3BG

£500,000 - Offers Over Detached

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feefo

Department: Sales

Tenure: Freehold



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Property Summary

Tucked away at the end of a peaceful cul-de-sac in sought-after Abington Vale, this impressive five-bedroom detached family home offers spacious and versatile living? perfect for modern family life.

Features & Utilities

- ✓ Five Bedrooms
- ✓ Four Bathrooms
- ✓ Kitchen Dining Family Room
- ✓ Annexe Potential
- ✓ Garden Room/Gym
- ✓ Utility & Conservatory
- ✓ Ground Floor & First Floor Bedrooms
- ✓ Versatile Accommodation
- ✓ Excellent Local Schooling
- ✓ Convenient Transport Links To A45 & A43

Property Overview

Tucked away at the end of a peaceful cul-de-sac in sought-after Abington Vale, this impressive five-bedroom detached family home offers spacious and versatile living – perfect for modern family life. The thoughtfully designed layout includes an open-plan kitchen/dining/family room fitted with premium Bosch appliances, a separate utility, and a bright conservatory that opens out to the garden. A particular highlight is the generous ground-floor suite with en-suite shower room – ideal for those seeking annexe potential or multi-generational living. Further ground floor accommodation includes a welcoming entrance hall, a downstairs shower room, study/fifth bedroom, spacious lounge, and a rear hall with an additional WC leading to the downstairs bedroom accommodation. Upstairs, you'll find three well-proportioned bedrooms, including a second bedroom with en-suite, plus a modern family bathroom. Outside, the rear garden features a large lawn, a generous entertaining terrace, and a detached garden room currently used as a gym – offering superb flexibility. The front of the property boasts a substantial block paved driveway providing ample off-road parking. EPC Rating: TBC. Council Tax: E.

ENTRANCE HALL

Entry via UPVC composite door. Obscure UPVC window to front elevation. Glazed door to kitchen dining family room with stairs rising to first floor.

SHOWER/WET ROOM 1.53m x 2.72m (5'0" x 8'11")

Obscure uPVC double glazed window to side elevation. Radiator. Fitted three piece suite comprising low level WC, wash hand basin with built in vanity unit and wall mounted Mira electric shower fitting. Nonslip flooring.

STUDY/BEDROOM FIVE 3.66m x 2.72m (12'0" x 8'11")

uPVC double glazed window to side elevation. Radiator. Fitted wardrobe and storage cupboards.

LOUNGE 5.32m x 3.62m (17'5" x 11'11")

uPVC double glazed window to front elevation. Two radiators.

KITCHEN DINING ROOM 7.31m x 6.69m (23'12" x 21'11")

uPVC double glazed window to rear elevation. uPVC double glazed doors to side elevation and conservatory. An open plan space that is the hub of the home. Fitted with a range of modern grey gloss wall mounted and base level cupboards and drawers with quartz worktop over. Under cabinet lighting. Sink and drainer unit with chrome tap. Integrated Bosch appliances to include eye level oven combi microwave, low level oven with ceramic induction hob and extractor canopy over, fridge freezer and dishwasher. Space for island breakfast bar. Recessed spotlights. Two radiators.

KITCHEN FAMILY ROOM 3.34m x 4.10m (10'12" x 13'5")

Space for large dining table and relaxed seating. Recessed spotlights.

CONSERVATORY 3.71m x 3.48m (12'2" x 11'5")

uPVC construction with windows to three sides and doors opening to the garden. Obscure roof panels. Radiator.

UTILITY 2.44m x 2.75m (8'0" x 9'0")

uPVC double glazed window to rear elevation. Roll top work surfaces with space and plumbing for washing machine and additional white goods. Underslung Belfast sink. Wall mounted Vaillant gas boiler (serviced annually). Tiled splash backs. Built in storage cupboard. Glazed door to rear hall.

REAR HALL

Two obscure uPVC double glazed doors to front and side elevations. Tiled floor.

WC

Obscure uPVC double glazed window to side elevation. Fitted two piece suite comprising low level WC and wash hand basin with vanity unit. Radiator. Tiled floor.

BEDROOM FOUR 5.29m x 4.58m (17'4" x 15'0")

uPVC double glazed windows to front and rear elevations. Radiator. Recessed spotlights. Door to;

EN-SUITE

Obscure uPVC double glazed window to rear elevation. Contemporary fitted suite comprising pedestal wash hand basin and tiled shower cubicle. Chrome heated towel rail. Tiled flooring.

FIRST FLOOR LANDING

Access to boarded loft space. Storage cupboard. Doors to connecting rooms;

BEDROOM ONE 4.58m x 3.09m (15'0" x 10'2")

uPVC double glazed window to front elevation. Two built in wardrobes and storage cupboard. Radiator.

EN-SUITE 2.46m x 2.44m (8'1" x 8'0")

Obscure uPVC double glazed window to rear elevation. Contemporary fitted three piece suite comprising low level WC, wash hand basin with vanity unit and walk in double shower cubicle. Heated towel rail. Fitted storage cupboard.

BEDROOM TWO 3.27m x 3.66m (10'9" x 12'0")

uPVC double glazed window to rear elevation. Built in wardrobe and storage cupboard. Radiator.

BEDROOM THREE 2.63m x 3.63m (8'8" x 11'11")

uPVC double glazed window to front elevation. Built in wardrobe. Radiator.

BATHROOM 2.00m x 2.73m (6'7" x 8'11")

Two obscure uPVC double glazed windows to rear elevation. A modern bathroom with low level WC, wash hand basin with vanity unit and P shaped bath with waterfall shower over and glazed splash screen.

OUTSIDE

FRONT GARDEN

Block paved driveway allowing off road parking for several cars. Low maintenance gravelled frontage with brick-built planters containing mature shrubs.

REAR GARDEN

Large entertaining terrace with steps to raised lawn area enjoying a good degree of privacy. Enclosed with timber fencing. Mature planted borders. Side access gate.

GARDEN ROOM/GYM 4.01m x 4.96m (13'2" x 16'3")

A versatile space of timber construction. uPVC double glazed door and window to side elevation. Power and light connections.

DRAFT DETAILS

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

MATERIAL INFORMATION

Type – Detached

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band E

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 – Gas Central Heating, Gas Heating

Parking – Parking, Driveway

EV Charging – Ask Agent

Accessibility – Wet room, Lateral Living

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

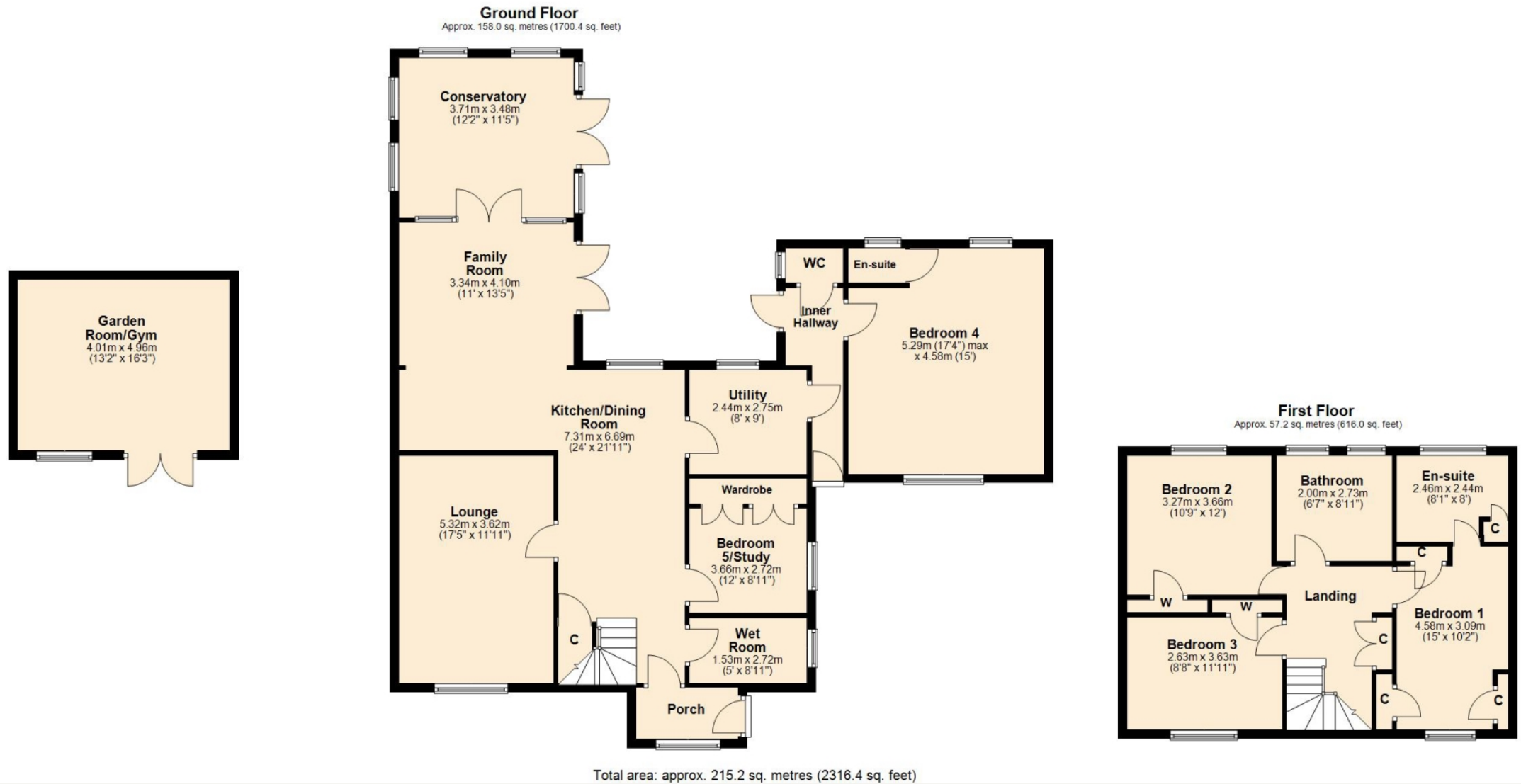
Obligations – No restrictions, No private right of way, No Public right of way, No easements/servitudes/wayleaves

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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