



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

# Williton Close, Abington Vale, Northampton, NN3 3BG

£500,000 - Offers Over Detached

 5  4  2



Department: Sales

Tenure: Freehold







## 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. With off road parking, generous garden and open plan kitchen dining family room.

## 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 FAMILY ROOM

### Kitchen/Dining Area: 7.31m x 6.69m (24'0 x 21'11) Family Area: 3.34m x 4.10m (11'0 x 13'5)

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, large dining table and relaxed seating. Recessed spotlights. Two radiators.

#### **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.

#### **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.

#### **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**

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 – No

EV Car Charge Point – No

Primary Heating Type – Gas

Parking – Driveway

Accessibility – Ask Agent

Right of Way – No

Restrictions – No

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

Property Construction – Brick

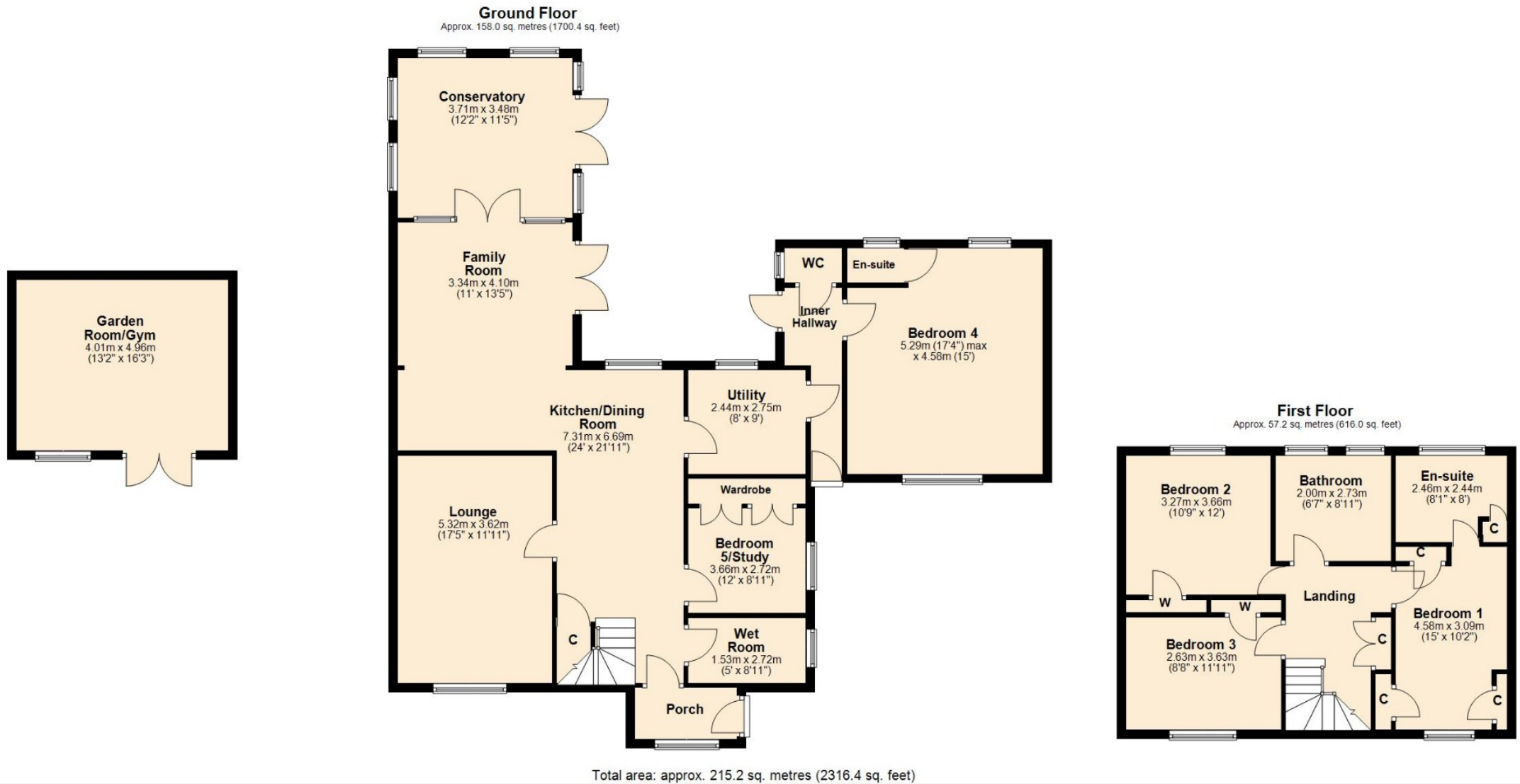
Outstanding Building Work/Approvals – No

### 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.

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

Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd  
Registered office: Gough Lodge, Main Road, Duston, Northampton, NN5 6JJ - Company Registration No: 3636152

**Jackson Grundy Estate Agents - Abington**  
343 Wellingborough Road, Abington, Northampton, NN1 4ER

**Call Us** 01604 231111  
**Email Us** [abington@jacksongrundy.co.uk](mailto:abington@jacksongrundy.co.uk)

