



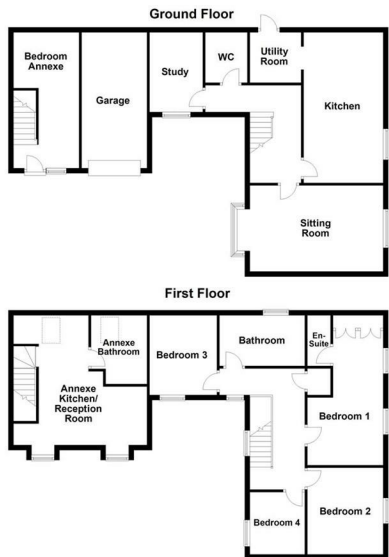
COUNCIL TAX

West Northamptonshire Council - Band E

LOCAL AMENITIES

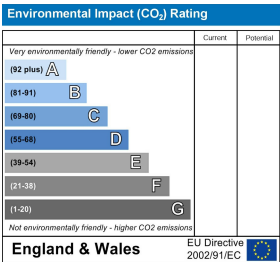
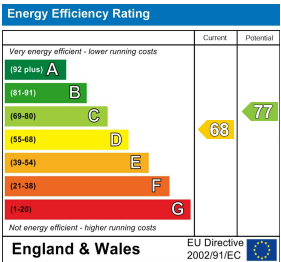
There is a parade of shops along Landcross Drive and a variety of shops on the Wellingborough Road, including a supermarket, banks, fashion and furniture stores, newsagents and greengrocers. Local schools include secondary schooling at Northampton School for Boys on the Billing Road and Primary schooling is available. Motorway access is via Rushmere Road and then Nene Valley Way to Junction 15.

DOI**AK16072025/0128**



Not to scale. For illustrative purposes only

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7 Primula Close, Northampton, NN3 3QD



Asking Price **£575,000 Freehold**

A substantial four-bedroom detached family residence with an attached, self-contained two-storey one-bedroom annexe, situated near the end of a peaceful cul-de-sac in the sought-after area of Abington Vale. The main house features a welcoming entrance hall with an open-plan staircase, a cloakroom/WC, a study, a comfortable sitting room, and a generous 22' conservatory. The kitchen/dining room is well-appointed with integrated appliances and is complemented by a separate utility room. Upstairs, a spacious landing with a striking arched window and a deep airing/linen cupboard leads to the master bedroom, which includes a dressing area with two built-in double wardrobes and an en-suite shower room. There are three additional bedrooms and a family bathroom. The versatile annexe is currently arranged with a ground floor bedroom area, and an open-plan living room/kitchen with integrated appliances on the first floor, along with a modern shower room. Externally, the property boasts a newly laid, double-width resin driveway offering off-road parking and access to the integral garage, which is equipped with lighting and multiple power sockets. The front garden is open-plan and attractively landscaped, while the beautifully maintained rear garden features two sun terraces—one with a timber pergola—a rockery with a cascading water feature that flows into a fish pond, and well-placed outdoor lighting and double power sockets throughout. Additional benefits include gas radiator central heating and uPVC double glazing.

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ACCOMMODATION

GROUND FLOOR

HALLWAY

STUDY

10'2 x 6'9

CLOAKROOM

KITCHEN DINER

19'3 x 10'2



LOUNGE

17'8 x 11'0



CONSERVATORY

22'7 x 11'0



FIRST FLOOR

BEDROOM ONE

17'3 x 9'9 max



EN SUITE

BEDROOM TWO

11'1 x 9'9



BEDROOM THREE

1'2 x 8'8



BEDROOM FOUR

8'9 x 7'11

FAMILY BATHROOM

ANNEXE

GROUND FLOOR

17'5 x 8'5



FIRST FLOOR

17'5 x 16'7



OUTSIDE

SINGLE GARAGE

REAR GARDEN



For further information on viewing call 01604 230222