

RICHARD GREENER
ESTATE AGENTS





GREENER Country HOUSES & COTTAGES

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7 Primula Close, Abington Vale, Northampton, NN3 3QD

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' double 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.

Price £549,950 Freehold

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL
Enter via a UPVC double glazed front door with obscure glass leaded windows, stairs rising to the first floor, understairs storage, radiator and doors leading to:-

CLOAKROOM
WC, wash hand basin, radiator and UPVC double glazed window with obscure glass to the side.

STUDY
10'2 x 6'9
UPVC double glazed window to the front and radiator.

LOUNGE
17'8 x 11'0
Fitted with wood flooring, UPVC double glazed box bay window to the front, stone fireplace and surround with gas coal effect fire, wall light and archway to:-

CONSERVATORY
22'7 x 11'0
A large brick base UPVC double glazed conservatory with light and fan, radiator and French doors to the rear garden. An archway leads to:-



KITCHEN/DINER
19'3 x 10'2
Fitted with a range of base and eye level units, modern worktops, tiled splashbacks, stainless steel sink and drainer with chrome mixer tap, built in oven, grill, hob, extractor and dishwasher, radiator, space for table and door leading to:-



UTILITY ROOM
Fitted with a range of base and eye level units, modern worktops, tiled splashbacks, stainless steel sink and drainer with chrome mixer tap, plumbing for washing machine, space for dryer and door to the side.

FIRST FLOOR

LANDING
UPVC double glazed window to the front, loft access hatch with pull down ladder, gas wall mounted combination boiler is housed in the loft, airing cupboard and doors lead to:-



BEDROOM ONE
17'3 x 9'9 max
Two UPVC double glazed windows to the rear elevation, two radiators, two double built in wardrobes and dressing area. A door leads to:-



EN SUITE
A re-fitted suite comprising WC, wash hand basin, corner shower cubicle with glass centre opening doors and rain head and hand held shower attachment, tiled splashbacks, chrome wall mounted towel radiator, extractor and UPVC double glazed window with obscure glass to the side.



BEDROOM TWO
11'1 x 9'9
Two UPVC double glazed windows to the rear and radiator.



BEDROOM THREE
1'2 x 8'8
UPVC double glazed window to the front and radiator.

BEDROOM FOUR
8'9 x 7'11
UPVC double glazed window to the front and radiator.

FAMILY BATHROOM
Suite comprising WC, wash hand basin, panelled bath with Victorian style attachment and shower attachment, separate shower with curtain and rail, chrome wall mounted towel radiator, extractor and UPVC double glazed window with obscure glass to the side.

ANNEXE

GROUND FLOOR BEDROOM
18'5 x 8'1
Enter via a UPVC double glazed front door with UPVC double glazed window to the front, stairs to the first floor, storage cupboard, electric wall mounted heater.

FIRST FLOOR

LOUNGE/KITCHEN
16'1 x 14'0
Open plan room with kitchen area comprising base level units, modern worktops and splashbacks, stainless steel sink and drainer with chrome mixer tap, oven, electric hob, washing machine, Velux roof window, two UPVC double glazed windows to the front, two electric wall mounted heaters, storage cupboard and door to:-



SHOWER ROOM
7'7 x 5'7
WC, wash hand basin, corner shower cubicle with glass folding door and shower, the room is half tiled, wall mounted towel radiator and a Velux roof window to the rear.

OUTSIDE

FRONT GARDEN
The landscaped frontage has a resin driveway providing off road parking for two vehicles and leading to the integral garage. There is also gravel beds, trees and bushes and enclosed by dwarf brick walling, steps and path lead to the front door with secure gated access to the side and outside lighting.

REAR GARDEN
The rear garden is mainly laid to lawn with patio area, a second decked undercover seating area with timber pergola, ornate fish pond with pump and water fall system and outside light. The rear garden is enclosed by wood panel fencing and enjoys a sunny aspect and privacy.

SINGLE GARAGE
Metal up and over door with power and lighting. Access door to the rear garden.

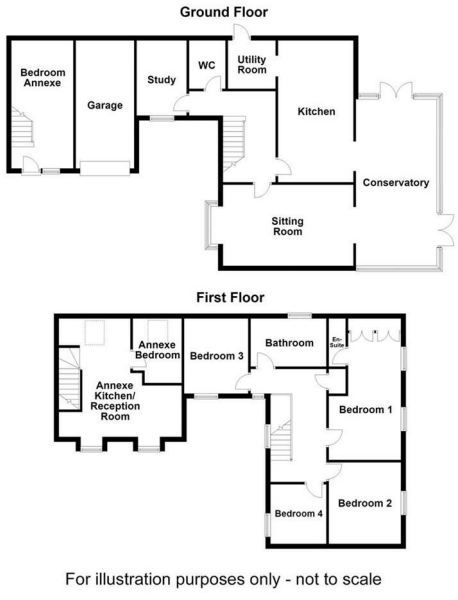
SERVICES
Main drainage, gas, water and electricity are connected.

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.

HOW TO GET THERE
From Northampton town centre take the Billing Road in an easterly direction passing Northampton School for Boys and at the traffic light intersection with Rushmere Road proceed straight onto Billing Road East. At the first roundabout turn right into Wisteria Way and then first right again into Primula Close where the property can be found at the bottom of the left hand side.

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For illustration purposes only - not to scale