

www.richardgreener.co.uk

9 Westleigh Office Park, Northampton, NN3 6BW  
T: 01604 230222 F: 01604 232627

GREENER **Country** HOUSES & COTTAGES



ESTATE AGENTS



GREENER **Country** HOUSES & COTTAGES



15 Williton Close, Abington Vale, Northampton, Northamptonshire, NN3 3BG



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

This very attractive modern four bedroom detached house provides well proportioned accommodation with a 20 foot long living room opening to a dining room which itself leads onto the kitchen and conservatory at the rear. In addition there is a utility room and cloakroom and the property has been maintained in good order throughout with the benefit of replacement PVCU double glazing and a refitted bathroom. The house stands in a quiet cul de sac with a larger than average garden which enjoys a sunny aspect and a very high degree of privacy and in addition there is a detached garage and further off road parking.

## Price £410,000 Freehold

### ACCOMMODATION

#### GROUND FLOOR

##### RECEPTION HALL

11'0 x 11'0

Containing the stairs rising to the first floor with under stairs storage cupboard and with moulded panel doors leading to:-

##### CLOAK/SHOWER ROOM

9'0 x 4'2

With a panelled dado and white suite of ceramic tiled shower cubicle with Triton power shower, vanity wash basin with cupboards under and WC.

##### LOUNGE

20'7 x 13'6

A well proportioned room with a coved ceiling and wide PVCU double glazed window to the front elevation. There is an open hearth fireplace with fitted gas fire (not in use and requiring repair) and this stands within a pine mantelpiece. Double leaf bi-folding glazed doors open to:-

##### DINING ROOM

11'7 x 9'6

With PVCU French doors opening to the rear terrace and garden and a further window to the side overlooking the ornamental pond and rockery. A door connects to:-



##### KITCHEN

11'5 x 8'7

Fitted with floor and wall cabinets with laminated work surfaces and stainless steel sink unit. Integrated appliances comprise the Electra stainless steel low level double oven with four place gas hob above and concealed cooker hood. There is a Bosch integrated automatic dishwasher and an integrated larder fridge. The kitchen has a ceramic tiled floor, window to the rear elevation and a door to:-



##### UTILITY ROOM

11'6 x 6'0

Also with floor and wall cabinets and a stainless steel sink unit there is space for a freezer and plumbing for automatic washing machine. A cupboard houses the Glow-worm gas fired boiler and there is a broom cupboard. A door connects to:-

##### CONSERVATORY

11'9 x 8'0

Constructed of PVCU beneath a mono pitch polycarbonate room there are picture windows and doors leading to the garden. (Two of the locks on the doors require repair).

##### STUDY/BEDROOM FOUR

9'0 x 8'0

With casement window to the front elevation.

#### FIRST FLOOR

##### LANDING

10'2 x 3'0

Approached by the winding staircase the landing has a roof void access hatch and contains the a built in airing cupboard and a further built in storage cupboard with hanging space.



##### BEDROOM ONE

13'0 x 9'10

With a range of fitted wardrobes to one wall together with an additional built in wardrobe and hatch to eaves storage space. There is a three casement window to the front elevation.



##### BEDROOM TWO

11'8 x 8'5

Hatch to eaves storage this room has a statement wall, a two casement window to the rear elevation enjoying views across Abington Vale.



##### BEDROOM THREE

11'9 x 6'9

Also with a hatch to the eaves storage space and a window with views to the rear.



##### FAMILY BATHROOM

8'5 x 7'1

Re-fitted with a white suite of panelled bath, vanity wash basin with cupboards under and WC. There is a ceramic tiled shower cubicle with Mira Vigour electric shower and there is a vertical heated towel rail, built in airing cupboard with hot water cylinder.

### REAR GARDEN

The extensive garden includes a former vegetable garden to the rear of the garage where there is an aluminium framed greenhouse and to the rear of the house there is a crazy paved terrace leading onto an ornamental pond surrounded by a rockery. The lawns stretch away from the house bounded by close boarded fencing and contain a number of mature fruit trees and a tall Eucalyptus tree in the centre of the lawn adjacent to a timber summer house with glazed front. There is an additional timber garden store with ramp access, external water tap and power points. The gardens are particularly attractive and well screened by mature hedges and trees providing an excellent degree of privacy.



### SERVICES

Main drainage, gas, water and electricity are connected. Central heating is through radiators from a Glow-worm gas fired boiler also providing domestic hot water. The property also benefits from cavity wall insulation.

### COUNCIL TAX

West Northamptonshire Council - Band E

### LOCAL AMENITIES

There are shops on the Wellingborough Road, including a supermarket, banks, fashion and furniture stores, newsagents and greengrocers as well as a buses to Northampton town centre. The house is a short walk to Abington Park and within easy walking distance of Northampton School for Boys on the Billing Road. Motorway access is via Rushmere Road and then the A45 Nene Valley Way to Junction 15 of the M1 or east towards Wellingborough and the A14. There is also a retail park in walking distance which has a large range of shops and restaurants, a gym and children's play centres.

### HOW TO GET THERE

From Northampton town centre proceed in a north easterly direction along the Billing Road passing St Andrew's Hospital and the Northampton School for Boys. At the traffic light junction with Park Avenue South continue straight on along Billing Road East heading towards Weston Favell. Turn left into Dulverton Road and then right into Bridgewater Drive. Take the first left into Williton Close where the property stands on the left hand side.

### COPYRIGHT

All photographs displayed are the exclusive property of Richard Greener Estate Agents. They are protected under international copyright laws.

No photograph may be copied, reproduced, distributed, altered, transmitted, or otherwise used in any form or by any means without prior written permission from the copyright owner. Unauthorised use of these images is strictly prohibited and may result in legal action or a £2,000 fine.

DOIRG14012026/0265

