



# Primula Close

Abington Vale, Northampton

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SALES & LETTINGS





# Primula Close

Abington Vale  
NN3 3QD

Price  
£570,000

O'Riordan Bond is thrilled to offer for sale this substantial four bedroom detached family home with an attached self contained two storey one bedroom annexe, located towards the end of a quiet cul-de-sac in Abington Vale.

The main accommodation comprises entrance hall with open plan staircase, cloakroom/WC, study, sitting room, 22' conservatory, kitchen/dining room with integrated appliances, utility room, spacious landing with feature arched window and deep airing/linen cupboard, master bedroom with dressing area providing two built-in double wardrobes and an en-suite, three further bedrooms and a family bathroom. The two storey annexe offers flexible accommodation currently configured as bedroom space on the ground floor and an open plan living area/kitchen with integrated appliances and a shower room off. There is a recently laid double width sand textured resin driveway providing off road parking leading to an integral garage with light and multiple power sockets fitted. The remainder of the front is open plan and tastefully landscaped. The rear garden is beautifully landscaped with two sun terraces, one with timber pagoda, and rockery with cascading water feeding a fish pond. There are multiple outdoor double power sockets and lighting throughout. Further benefits include gas radiator heating and uPVC double glazing. (A/2111/M)

- Four bedroom detached family home
- Attached two storey one bedroom annexe
- Separate reception rooms
- 22' conservatory
- Beautifully landscaped rear garden
- Driveway with integral garage

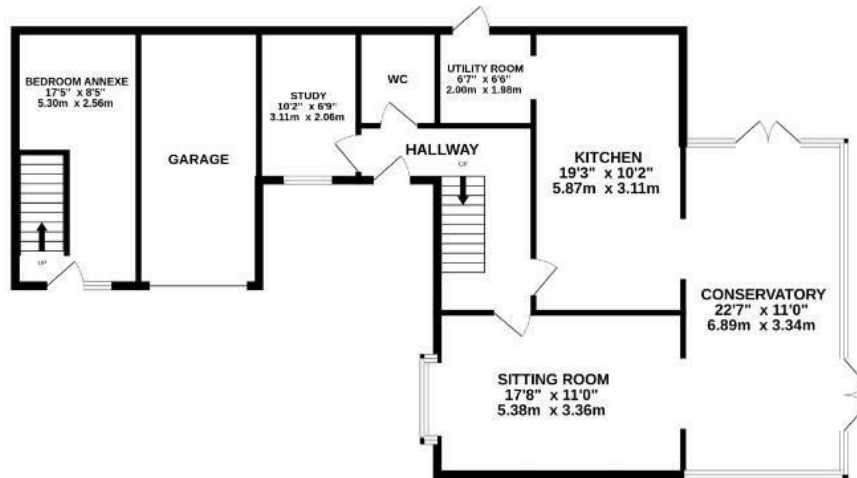






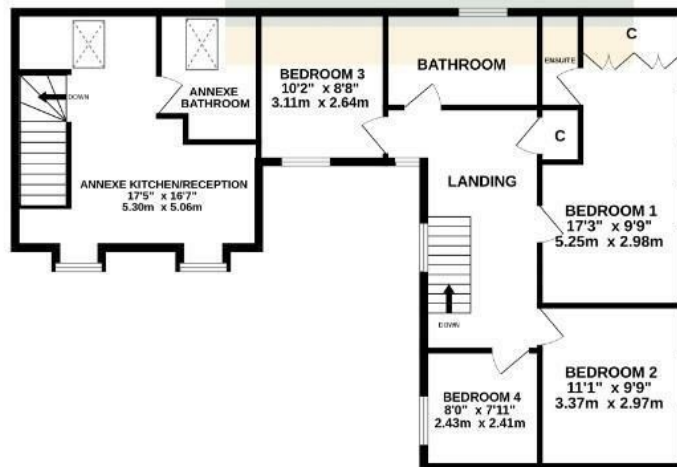


## GROUND FLOOR



## 1ST FLOOR

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TOTAL FLOOR AREA: 2111 sq. ft. (196.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Additional information

- Council Tax Band: E
- Energy Efficiency Rating: D

### Viewing

Viewing strictly by appointment – details below

### Disclaimer

O'Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

**O'Riordan Bond Abington Vale Sales**  
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