



Bougainvillea Drive

Abington Vale, Northampton

oriordanbond
SALES & LETTINGS



Bougainvillea Drive

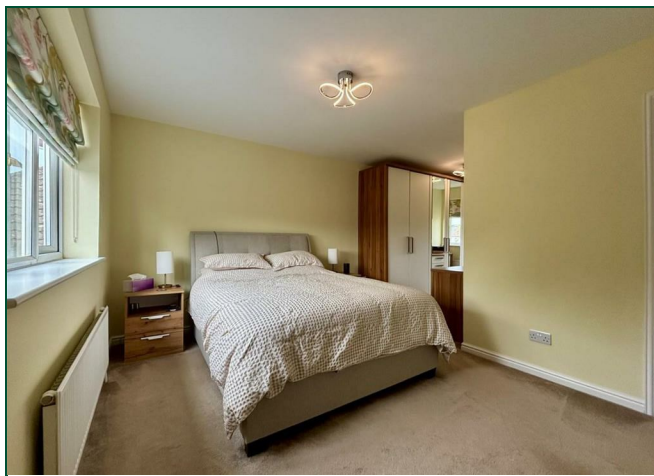
Abington Vale
NN3 3XB

Guide Price
£575,000

O'Riordan Bond is pleased to offer to the market this immaculate three bedroom detached family home set on a generous plot in sought after Abington Vale. This home has been extended and improved by the current owner to create modern and flexible living accommodation that could also be used as a self-contained annexe. This home is within access to a choice of both primary and secondary schools including Northampton Boys School as well as local shops and amenities.

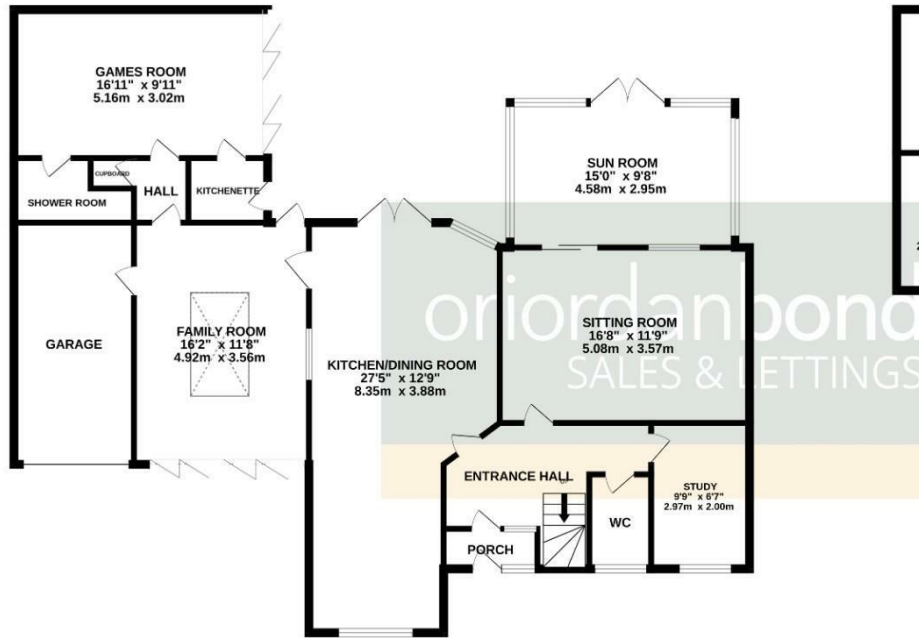
The accommodation comprises porch, entrance hall, cloakroom/WC, study, sitting room, sun room, and a 27' kitchen/dining room with a feature central island. A connecting door from the kitchen leads into a family room with a roof lantern and bi-folding doors to the front with a door leading into a further reception room currently used as a games room also benefitting from bi-folding doors and access to a shower room and utility/kitchenette. To the first floor is a re-fitted family bathroom and three generous size bedrooms with the master bedroom (opened from what was originally the fourth bedroom) to create a wardrobe/dressing area and access to an ensuite. Outside is a walled landscaped front garden with lawn, feature water fountain, shrub borders and a block paved driveway providing off road parking for several cars leading to a single garage. The rear garden has a paved patio, artificial lawn and raised flower beds. Further benefits include uPVC double glazing and gas radiator heating. (A/1983/M)

- Stunning extended three bedroom detached home
- En-suite and dressing area to master bedroom
- Separate reception rooms and sun room
- Low maintenance rear garden
- Ample off road parking and garage
- Potential annexe accommodation

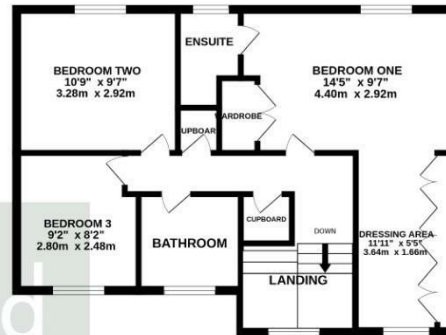




GROUND FLOOR
1391 sq.ft. (129.3 sq.m.) approx.



1ST FLOOR
591 sq.ft. (54.9 sq.m.) approx.



TOTAL FLOOR AREA : 1983 sq.ft. (184.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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: C

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.

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