



Magnolia Close

Abington Vale, Northampton

oriordanbond
SALES & LETTINGS



Magnolia Close

Abington Vale
NN3 3XE

Price
£495,000

O'Riordan Bond is delighted to offer for sale this much extended modern four bedroom detached home, located on a partly walled corner plot, on the much regarded estate of Abington Vale. The property is offered for sale with no onward chain.

The accommodation comprises entrance porch, entrance hall, cloakroom/WC, study, sitting room, conservatory, separate dining room, kitchen/breakfast room with breakfast bar, utility room, a dog-leg staircase from the entrance hall rising to a spacious galleried landing, four double bedrooms with en-suite shower rooms to both the master and guest bedrooms and a family bathroom. The property sits deep in its plot with large frontage providing ample off road parking plus access to a double garage. The rear garden is partly walled and laid to lawn with mature borders and a decking area. Further benefits include gas radiator heating and uPVC double glazing. (B/1598/S)

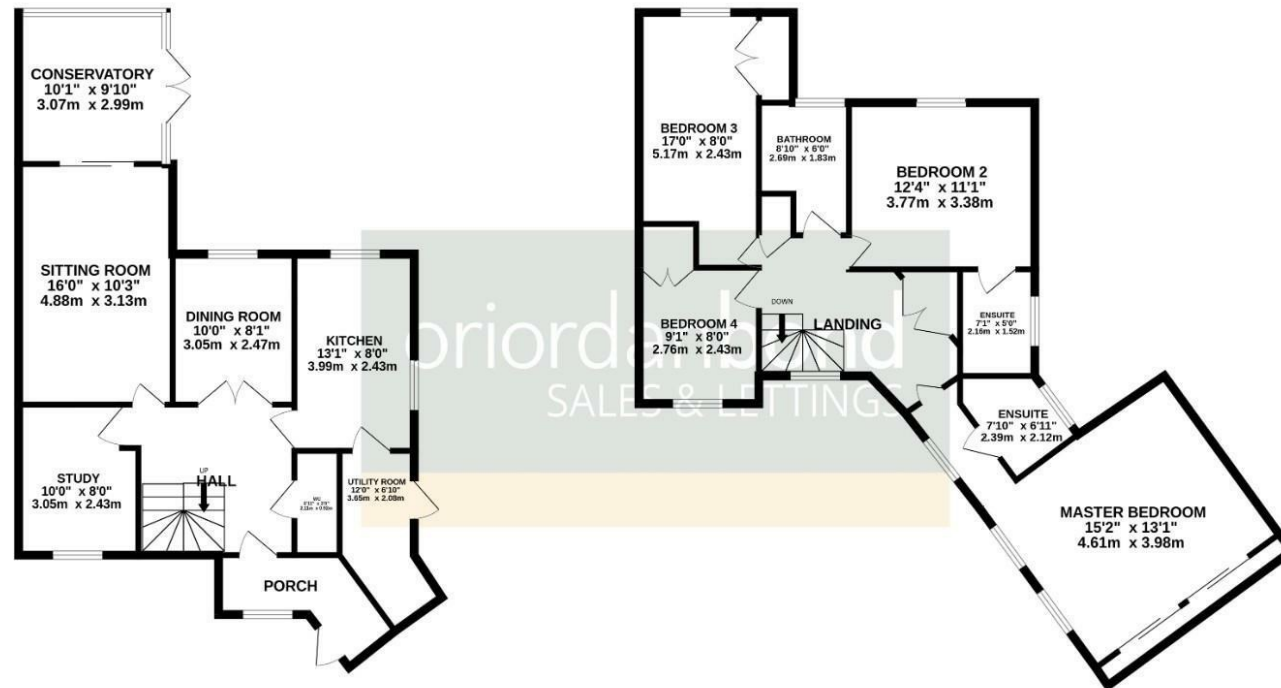
- Extended modern four bedroom detached home
- Master and guest en-suite bedrooms
- Two reception rooms and conservatory
- Gas radiator heating
- Enclosed rear garden on a partly walled corner plot
- Ample off road parking and double garage





GROUND FLOOR
756 sq.ft. (70.2 sq.m.) approx.

1ST FLOOR
842 sq.ft. (78.2 sq.m.) approx.



TOTAL FLOOR AREA : 1598 sq.ft. (148.4 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.

O'Riordan Bond Abington Sales

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