

37 Taunton Avenue

**NORTHAMPTON
NN3 3LY**

£325,000



- **THREE BEDROOM**
- **SEPARATE RECEPTION ROOMS**
- **CONSERVATORY**
- **GAS TO RADIATOR HEATING**
- **OFF ROAD PARKING**

- **DETACHED PROPERTY**
- **BATHROOM WITH SEPARATE WC**
- **UPVC DOUBLE GLAZING**
- **SINGLE GARAGE**
- **ENERGY EFFICIENCY RATING: D**

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

A modern, three bedroom, detached property situated in the sought after area of Abington Vale. The accommodation comprises in brief entrance hall, lounge, dining room, recently refitted kitchen, cloakroom, three bedrooms, bathroom and a separate WC. Additional benefits include UPVC double glazing, gas to radiator central heating, conservatory, off road parking for three cars and single garage.

Ground Floor

Entrance Hall

Stairs leading to first floor landing, radiator, tiled flooring, doors to:

Lounge

14'1" x 12'5" (4.30 x 3.81)

Feature fireplace, tiled flooring, radiator, UPVC double glazed window to front.

Dining Room

10'2" x 9'6" (3.12 x 2.90)

Radiator, tiled flooring, UPVC double glazed French doors out to rear.

Conservatory

UPVC double construction, UPVC double glazed windows and doors to rear garden.

Kitchen

9'4" x 10'0" (2.86 x 3.06)

Recently refitted kitchen comprising sink unit with base cupboards below, a range of floor standing cupboards with work tops above, eye level cupboards, fitted electric hob with extractor fan above, electric oven, plumbing for washing machine, tiled flooring, UPVC double glazed window to rear, door to:

Side Lobby

Door to garage, door to rear garden.

Cloakroom

Suite comprising low level WC, hand wash basin, fully tiled floors and wall, UPVC double glazed window to rear.

First Floor

Landing

UPVC double glazed window to side, loft access, doors to:

Bedroom One

13'7" x 11'2" (4.16 x 3.41)

Built in wardrobes, radiator, UPVC double glazed window to front.

Bedroom Two

11'2" x 8'9" (3.41 x 2.67)

Built in wardrobe, radiator, UPVC double glazed window to rear.

Bedroom Three

9'0" x 8'3" (2.75 x 2.52)

Built in wardrobe, radiator, UPVC double glazed window to front.

Bathroom

Suite comprising bath unit, hand wash basin, radiator, cupboard housing central heating boiler, UPVC double glazed window to rear.

Separate WC

Suite comprising low level WC, UPVC double glazed window to side.

Externally**Front Garden**

Mainly block paved providing off road parking for three cars.

Garage

Single garage, roller doors, power and light connected, door leading to side lobby.

Rear Garden

Paved patio area leading to lawn.

Agents Notes

Council Tax Band: D





GROUND FLOOR
775 sq.ft. (72.0 sq.m.) approx.



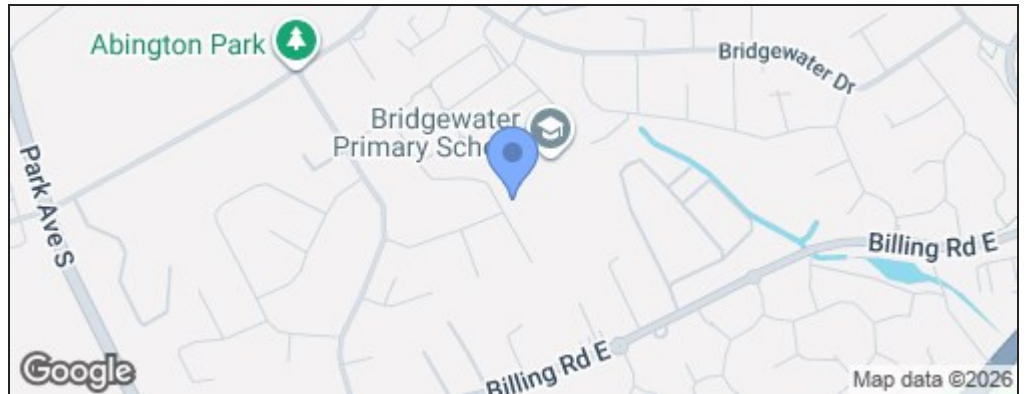
1ST FLOOR
474 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA : 1249 sq.ft. (116.0 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
		81
	67	



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.