

Billing Road East, Northampton NN3 3LG



£565,000

A stunning extended 3/4 bedroom detached family home occupying a generous plot on Billing Road East in the highly sought after Abington Vale. Beautifully presented throughout, the property has been significantly improved, with a recently refitted kitchen, ground floor wood flooring and an exceptional rear extension creating the perfect family home.

Set back from the road behind a large driveway with an integral garage, the accommodation centres around a spectacular 8 metre plus open plan kitchen, dining and family room. Designed for modern living, this impressive space features a contemporary kitchen with stylish black units, luxury Corian worktops, a central island, integrated appliances and full width bi-fold doors opening onto the decked terrace and private rear garden. A separate utility room and cloakroom/WC complete the ground floor, while the generous front reception room offers excellent versatility as a fourth bedroom, home office, playroom or additional living room.

Upstairs, the principal bedroom benefits from fitted wardrobes and a modern en-suite shower room, whilst there are two further bedrooms and a family bathroom.

Located in one of Northampton's premier residential areas, Abington Vale is highly regarded for its excellent schools, nearby Abington Park, local amenities and convenient transport links. Homes of this calibre, offering such an impressive open plan extension and flexible accommodation, rarely become available. Early viewing is highly recommended.





Kitchen/Living Area
21'6" x 26'2" (6.574 x 8)



Living Room/Bedroom Four

21'3" x 8'11" (6.487 x 2.725)



Utility Room

9'0" x 6'2" (2.749 x 1.9)



Bedroom One
13'1" x 12'0" (4 x 3.665)



En-suite



Bedroom Two
15'6" x 8'11" (4.726 x 2.729)



Bedroom Three
9'10" x 6'6" (3 x 2)

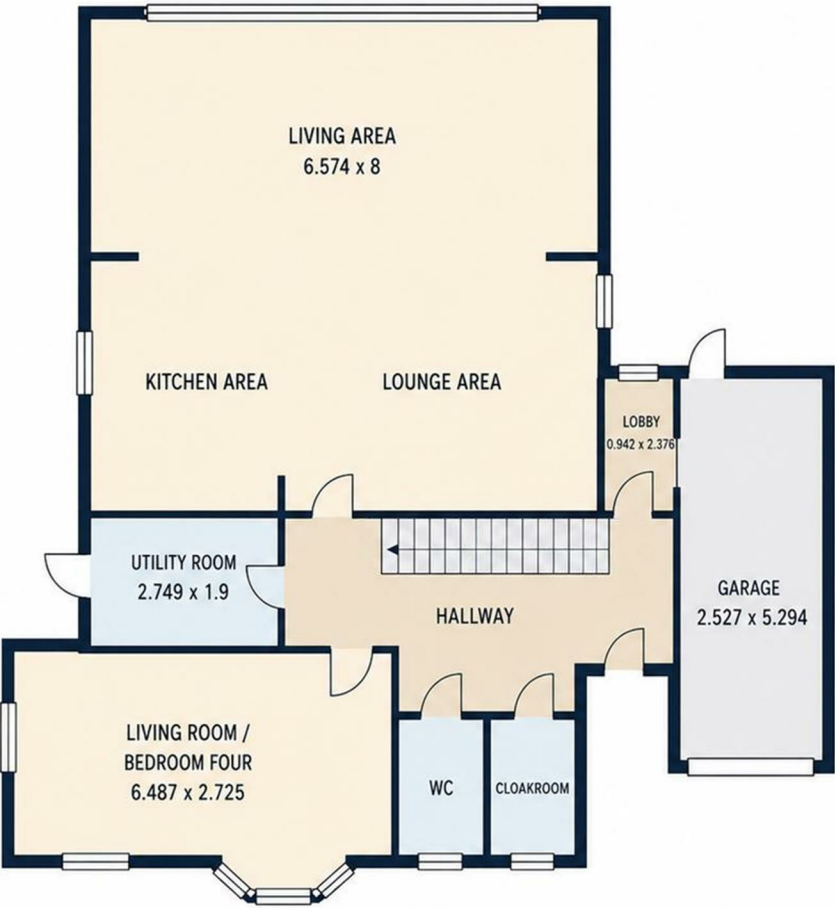


Family Bathroom





Rear Garden



GROUND FLOOR

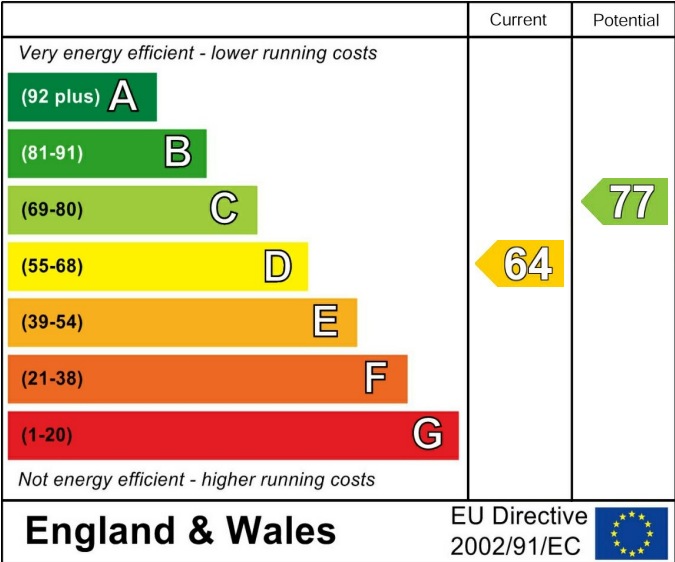


FIRST FLOOR

TOTAL FLOOR AREA: 160 APPROX. (INCLUDING GARAGE)

This floor plan is for illustrative purposes only. All measurements are approximate and should not be relied upon as a statement of fact. Prospective purchasers are advised to verify all details independently.

Energy Efficiency Rating



Environmental Impact (CO₂) Rating

