

NEW INSTRUCTION



PARRACOMBE WAY

Abington Vale, Northampton, NN3 3ND



DAVID COSBY
ESTATE AGENTS



Parracombe Way

Abington Vale, Northampton, NN3

Total GIA Floor Area Exc. Garage | Approx. 153 sqm (1647 sqft)



4 Bedrooms



3 Reception



1 Bathrooms

Features

- No Onward Chain
- Desirable Abington Vale Location
- Close to Abington Park
- Good Local Schooling
- Substantial Corner Plot
- Detached Double Garage with Off-Road Parking
- Four bedrooms, including a ground-floor study/bedroom.
- Two Reception Rooms & Conservatory
- Private Kitchen Garden

Description

A substantial four-bedroom detached home occupying a generous corner plot in the sought-after Abington Vale area of Northampton, within easy walking distance of Abington Park. This well-presented property benefits from off-road parking and a detached double garage with an integrated workshop space.

Internally, the accommodation is well-proportioned and versatile, featuring a spacious entrance hall, a bright kitchen/breakfast room, and two reception rooms, including a conservatory with direct access to the rear garden. A ground-floor study/fourth bedroom and a cloakroom provide additional flexibility. Upstairs, there are three further bedrooms, including a well-sized principal bedroom with built-in wardrobes, along with a family bathroom. Externally, the wrap-around garden offers a mix of landscaped areas, a private kitchen garden, and a raised lawn, providing ample space for relaxation, entertaining, and horticultural pursuits.



A spacious and well-presented four-bedroom detached home on a generous corner plot in the desirable Abington Vale area, offering flexible living space, a private kitchen garden, a detached double garage, and the benefit of no onward chain.

The Property

Entrance Porch

Accessed via a part-glazed panel door, the entrance porch enjoys excellent natural light from its surrounding double-glazed windows. The floor is laid with herringbone-patterned ceramic tiles, and a two-panel glazed door with a matching sidelight leads through to the main entrance hall.

Entrance Hall

A spacious and well-proportioned entrance hall offering ample room for furniture and storage. Six-panel white doors provide access to the principal ground floor rooms, while a timber half-landing staircase with ranch-style balustrades and handrails leads to the first floor. A useful understairs storage area with fitted lighting is also included. The floor is finished with cut-pile carpet, and natural light is provided by a high-level, top-hung casement window on the half landing.

Kitchen / Breakfast Room

A bright and airy space benefiting from excellent natural light, courtesy of the adjacent conservatory and a large two-unit casement window overlooking the rear garden. The kitchen is fitted with a well-maintained range of timber-faced base and wall units, complemented by roll-top work surfaces and a stainless-steel sink with a drainer and chrome mixer tap. Integrated appliances include a four-burner electric hob with a two-door electric oven below and an extractor hood with built-in lighting above. The floor is laid with riven-effect ceramic tiles, while tasteful stone-coloured splashback tiling completes the finish.

The breakfast area provides ample space for a table and chairs and enjoys direct access to the rear garden via a two-panel glazed door. It also connects seamlessly to the conservatory through sliding double-glazed doors.

Conservatory

Positioned at the rear of the property and overlooking the kitchen garden, the conservatory is a well-proportioned and versatile space. It features a practical double-drainer stainless steel sink with chrome pillar taps set within a base unit, making it ideal for horticultural use or additional utility space. The floor is finished with durable ceramic tiling, and the boiler is neatly located in the rear right-hand corner. Double swing-glazed doors open directly to the kitchen garden, creating a seamless indoor-outdoor connection—perfect for gardening enthusiasts or simply enjoying a coffee while taking in the view.



The Property

Sitting Room

A well-proportioned dual-aspect reception room benefiting from excellent natural light, courtesy of a segmental bay window to the front and a high-level fixed glazed window to the side. A feature open-flame gas fireplace with a classically styled polished stone surround serves as a focal point, adding warmth and character to the space.

Louvred doors provide a flexible connection to the dining room, allowing for an open-plan feel when entertaining or a more enclosed setting when preferred. The walls are finished with decorative lining paper, and the floor is laid with cut-pile carpet.

Dining Room

Positioned at the rear right-hand side of the property, the dining room offers ample space for a generously sized table and chairs. It benefits from direct access to the kitchen via a six-panel white door, ensuring a practical layout for everyday use and entertaining. A set of double-glazed French doors opens directly onto the rear patio and garden, creating indoor-outdoor flow—perfect for summer evening gatherings and alfresco dining.

Bedroom 4 / Study

A versatile room enjoying natural light from a two-unit window to the front aspect. The space is finished with cut-pile carpet and decorative lining paper, making it suitable for use as a bedroom, home office, or study.

WC / Cloakroom

Accessed directly from the main entrance hall, this larger-than-average ground-floor cloakroom is fitted with a close-coupled WC and a ceramic wash hand basin with a chrome mixer tap, set within a practical base unit. Natural light is provided by a frosted double-glazed window with a top-hung opening casement. The walls feature half-height ceramic tiling, while the floor is finished with timber-effect laminate boards. A wall-mounted chrome ladder towel rail provides heating.



The Property

First Floor Landing

The first-floor landing is fitted with cut-pile carpet and features ranch-style handrails. A two-unit double-glazed window on the half-landing provides natural light, and there is a useful laundry cupboard, which is fitted with slatted pine shelving for additional storage.

Bedroom One

Bedroom One benefits from a large four-unit window offering pleasant views over the front garden and, due to the property's elevated position, further onward views across Abington Vale. The room provides ample built-in storage, including a full-width five-door wardrobe, as well as additional storage space within the eaves cupboard.



Bedroom Two

Bedroom Two features a part-vaulted ceiling and a large, double-glazed window that allows for plenty of natural light. The room is finished with cut-pile carpet, while the walls have embossed lining paper with an emulsion finish.



Bedroom Three

Bedroom Three is a well-proportioned double bedroom featuring a part-vaulted ceiling and a two-unit window overlooking the rear garden. The room is finished with loop-pile carpet, while the walls have woodchip lining paper with an emulsion finish. A low-level hatch provides access to the eaves roof space for additional storage.

Family Bathroom

The family bathroom is fitted with a three-piece suite comprising a bath with a shower over, a ceramic wash hand basin with a pedestal and pillar taps, and a close-coupled WC. A frosted top-hung casement window to the rear aspect provides natural light, while a chrome ladder towel rail provides heating.



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Grounds

Front Aspect

Occupying a prominent corner plot at the junction of Parracombe Way and Meshaw Crescent, the property is set well back from the public highway, offering both privacy and kerb appeal. The front garden is well-established, featuring a variety of mature trees and shrubs, including Wild Cherry, Cypress, and Cedar. A pathway, flanked by well-tended lawns, leads from Parracombe Way to the main front entrance, where a pleasant patio area provides a welcoming approach. A further path extends towards Meshaw Crescent. Near the entrance, additional established planting includes Apple Eucalyptus and low-level Heather, enhancing the garden's natural charm. A decorative metal gate, set within a brick archway, provides access to the enclosed side and rear gardens.

Side and Rear Aspects

The side aspect features a private kitchen garden enclosed by brick boundary walls. At the heart of this space is a well-established apple tree, set within raised beds that yield an abundant crop each year. Footpaths weave through the beds, which are currently planted with hyacinths and rose bushes. A greenhouse offers space for sustainable living and cultivating crops. Patio doors from the conservatory open directly onto the kitchen garden, creating a convenient connection to the main house. The rear garden is set across split levels, with a lower patio area framed by ironstone retaining walls and steps leading up to a higher-level lawn. The perimeter is enclosed by concrete posts and timber panel fencing, with a further raised tier featuring a dry-stone retaining wall and established planting, including holly and begonias. Patio doors from the dining room open directly onto the rear garden, offering alfresco entertaining space. A canopy with tubular steel support posts has been installed above the breakfast area entrance, providing additional shelter.

Garage

A spacious detached brick-built double garage offering ample room for both vehicle storage and a rear workshop area. It features two aluminium up-and-over doors, one of which is electrically operated. Power and lighting have been installed, and natural light is provided by a double-glazed casement window. A part-glazed pedestrian door offers convenient access to the rear garden. NB: The flat roof of the garage is currently leaking and will require repair.



Location

Located in the desirable Abington Vale area of Northampton, Parracombe Way offers convenient access to local amenities and schools. Nearby, you'll find the popular Northampton School for Boys, Abington Vale play area, and Abington Park, the town's oldest park, dating back to 1897.

Abington Park has landscaped grounds extending to approximately 100 acres and is situated on the remains of a medieval village with some buildings surviving over seven centuries. This historic park offers residents a scenic space for leisure and recreation, with its extensive landscaped grounds, two lakes, and a variety of amenities. There are two lakes, a café, fitness trail, sports facilities and play area. Events are held in the park over the summer months in the 500-year-old museum and music events are staged from the beautiful octagonal band stand.

The property's location allows for easy commuting, with direct trains from Northampton Railway Station to London Euston and quick access to the M1 motorway.

In addition to Northampton School for Boys there is primary schooling available at Abington Vale and Bridgewater, both of which are close by, and have Good or Outstanding Ofsted ratings. Private schools include Quinton House, Wellingborough, and Northampton High School for Girls.

Property Information

Local Authority: West Northamptonshire Council (Northampton Area)

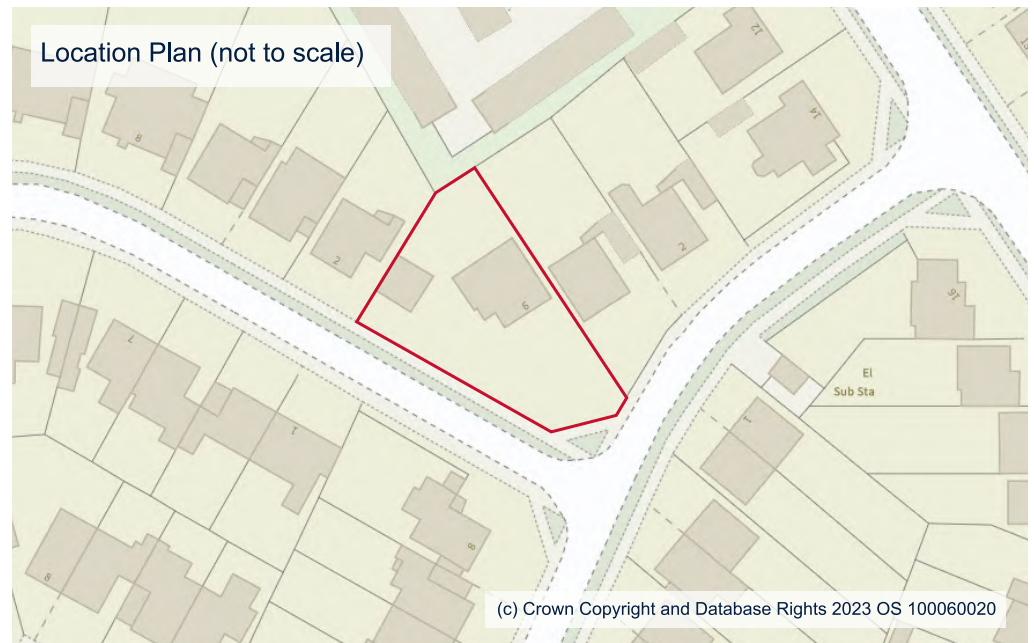
Services: Water, Drainage, Gas & Electricity

Council Tax: Band D **EPC:** TBC

Broadband: Full Fibre Broadband Available

Important Notice

Please note that these particulars are subject to the approval of the property owner. If there is any particular point upon which you would like further clarification or verification, please let us know as soon as possible. Whilst every care has been taken with the preparation of these particulars complete accuracy cannot be guaranteed and they do not constitute a contract or part of one. Any measurements given within the particulars are approximate and photographs are provided for general information only. Any plans provided are for illustrative purposes only and are not to scale. In all cases, prospective purchasers should verify matters for themselves by way of independent inspection and enquiries. David Cosby Chartered Surveyors have not conducted a survey of the premises, nor have we tested services, appliances, equipment, or fittings within the property. On acceptance of an offer, prospective purchasers will need to provide identification and proof of funds in compliance with Anti-Money Laundering legislation.



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Approximate GIA (Gross Internal Floor Area) Exc. Garage = 153 sqm (1647 sqft)

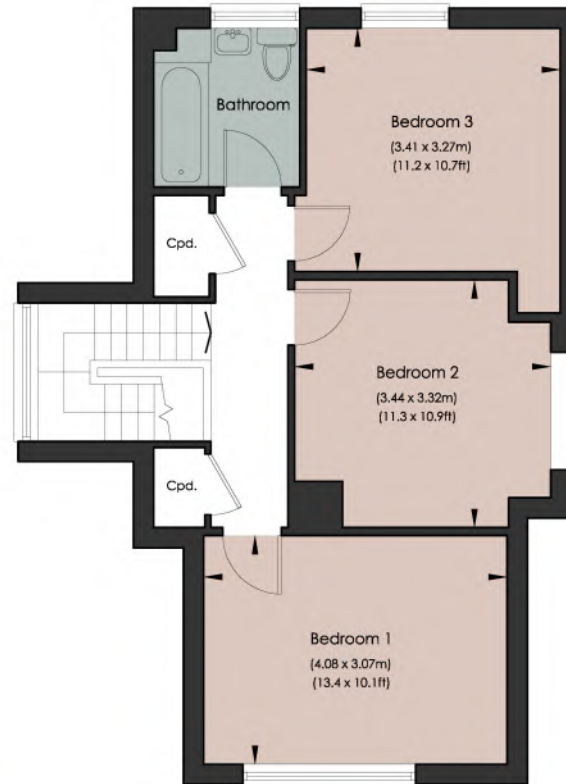


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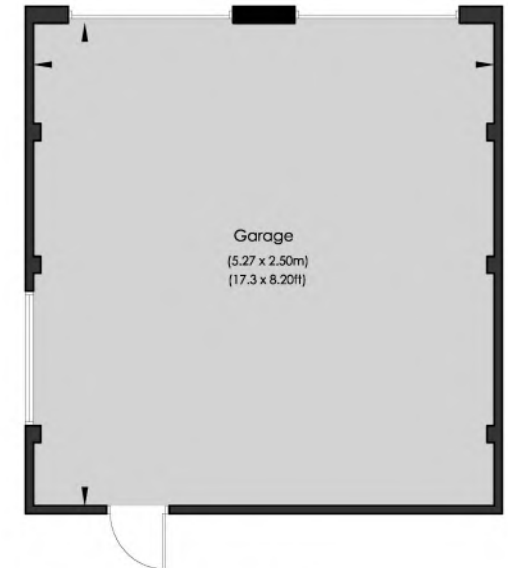
This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



GROUND FLOOR GIA = 91 sqm (980 sqft)



FIRST FLOOR GIA = 52 sqm (560 sqft)



GARAGE GIA 13 sqm (140 sqft)

(Location Not Relative)



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