

Make the right move!



76 Beech Avenue, Northampton. NN3 2JG. £375,000 Freehold

Edward Knight Estate Agents are delighted to offer to the market this immaculately presented and extended FOUR bedroom semi-detached home in this popular part of Abington. This spacious home briefly comprises; entrance hall, lounge, family room, kitchen/diner, utility room and WC. To the first floor there are four double bedrooms with an en suite to the master as well as a recently fitted family bathroom. To the rear is a landscaped garden and the property also boasts a cellar. The property is immaculately presented throughout and this property must be viewed internally to be fully appreciated.



TOTAL FLOOR AREA: 1401 sq.ft. (130.2 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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The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The Agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

Entrance Hall

Entry gained via a double glazed door. Stairs rising to the first floor. Door with stairs leading down to the cellar. Doors off to;

Lounge

15' 0" x 10' 10" (4.57m x 3.30m) Upvc double glazed bay window to the front aspect Feature fireplace with bi-ethanol fire. Radiator. (Note: Behind the fireplace is set up for installation of a log burner).

Family Room

13' 3" x 10' 0" (4.04m x 3.05m) Feature ceiling with recessed lighting.. Radiator. Opening onto;

Kitchen/Diner

16' 10" x 12' 10" (5.13m x 3.91m) Fitted modern kitchen suite comprising of a range of base and eye level units with granite work surfaces mounted over. Inset one and a half bowl sink and drainer unit with mixer tap over. Integrated appliances to include double electric oven, induction hob with fan over and dishwasher. Radiator. Two upvc double glazed windows to the rear aspect. Upvc double glazed French doors onto the rear garden.

Utility Room

Fitted modern suite comprising of a range of base and eye level units with work surfaces mounted over. Inset sink and drainer unit. Space and plumbing for white goods. Upvc double glazed door to the side aspect.

WC

Fitted two piece suite comprising of a low flush WC and wash hand basin. Upvc double glazed window to the side aspect.

Cellar

Cellar has been tanked, floor levelled and vinyl laid - very useful storage area.

Landing

Loft hatch. Upvc double glazed window to the side aspect. Doors to;

Bedroom One

12' 5" x 12' 5" (3.78m x 3.78m) Wall mounted air conditioning unit, radiator, upvc double glazed window to rear aspect.

En Suite

Fitted with three-piece suite comprising paneled bath with electric shower over, sink with mixer taps over, low level flush w/c, vanity unit, heated towel rail, tiled flooring, upvc obscure double glazed window to side aspect.

Bedroom Two

15' 0" x 10' 0" (4.57m x 3.05m) Upvc double glazed bay window to front aspect, radiator

Bedroom Three

13' 5" x 7' 0" (4.09m x 2.13m) Upvc double glazed window to rear aspect, radiator.

Bedroom Four

10' 4" x 6' 10" (3.15m x 2.08m) Upvc obscure double glazed window to side aspect, radiator.

Bathroom

Fitted with three-piece suite comprising paneled bath with electric shower over, low level flush w/c, sink mounted on vanity unit with mixer taps over, tiled flooring, upvc obscure double glazed window to side aspect.

Rear Garden

Laid to lawn and patio enclosed by timber fencing, borders containing a variety of plants and shrubs. Separate area for sheds enclosed by timber fencing. Gated side access. There is full electrics in the garden, front and back patio and in both sheds. Lights installed on top patio area.

