

50 The Vale
Northampton
NN1 4ST

£335,000

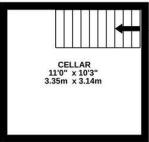


OSCAR JAMES

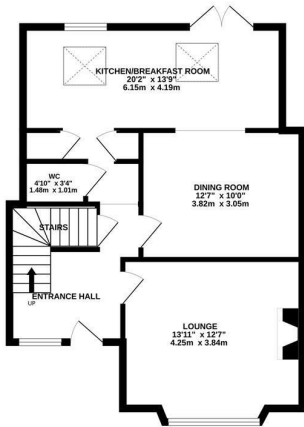
...expect excellence

FLOOR PLANS

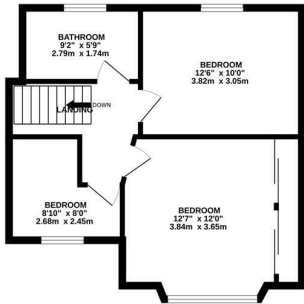
BASEMENT
113 sq ft (10.5 sq m) approx.



GROUND FLOOR
609 sq ft (56.0 sq m) approx.



1ST FLOOR
482 sq ft (44.9 sq m) approx.



TOTAL FLOOR AREA: 1178 sq ft (109.5 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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AT A GLANCE...



Two Reception Rooms



Extended Kitchen



Three Bedrooms



Four Piece Family Bathroom



Landscaped Rear Garden



Potential For Off Road Parking



WHAT'S GREAT?

Oscar James are proud to present this immaculately presented and thoughtfully extended three-bedroom character home, perfectly positioned within the highly sought-after area of Abington. Ideally located close to local parks, independent shops, cafés, and restaurants, this charming property effortlessly blends period character with modern family living.

The accommodation begins with a welcoming and light-filled entrance hall, setting the tone for the rest of the home. From here, you are led into the cosy yet elegant lounge, complete with a feature fireplace that creates a warm and inviting focal point. The ground floor also benefits from a convenient cloakroom, access to the cellar, and the true heart of the home — a stunning extended kitchen/dining area. This generous space is perfectly suited for everyday family life as well as entertaining, offering a seamless flow for hosting friends and gatherings.

To the first floor, the property offers two well-proportioned double bedrooms, a further spacious single bedroom, and a contemporary four-piece family bathroom finished to a high

standard.

Outside, the property continues to impress with a substantial rear garden that has been thoughtfully landscaped by the current owners. A raised patio area sits immediately to the rear of the house, providing an ideal space for outdoor dining and relaxation, while the remainder of the garden is laid to lawn. The garden also benefits from rear access, offering exciting potential to create off-road parking, subject to the necessary consents.

This is a truly charming home offering generous living space, character features, and a superb location — early viewing is highly recommended.

...expect excellence



SELLER'S SECRET

We've loved making the most of our deceptively large garden—it's been a wonderful space for our family.



Why we like it....

Beautifully presented throughout, the property oozes natural light and has been very thoughtfully extended to create an ideal family home.

OSCAR JAMES

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To buy or not to buy....
