

**10 Parkside
Upton
NORTHAMPTON
NN5 4EQ**

Offers Over £500,000



- VIRTUAL TOUR AVAILABLE
- PROFESSIONALLY REDECORATED
- EXECUTIVE FAMILY HOME
- REFITTED ENSUITE
- THREE STOREY ACCOMMODATION

- OPEN COUNTRY PARK VIEWS
- NEW CARPETS THROUGHOUT
- FOUR DOUBLE BEDROOMS
- DOWNSTAIRS CLOAKROOM
- ENERGY PERFORMANCE RATING: C

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PERSONAL • PROFESSIONAL • PROACTIVE

With no chain above and overlooking Upton Country Park, this executive family home has been professionally redecorated and re-carpeted throughout. Providing spacious, versatile and generous accommodation over three storeys the interior comprises: an entrance hall, open plan kitchen/diner with a host of fitted appliances, leading to a family room overlooking the rear garden and a downstairs cloakroom/W.C. on the ground floor. Stairs lead to the first floor landing with doors to the first floor dual aspect sitting room and large master bedroom suite with a dressing area/lobby, a generously sized master bedroom with views across the park and a stylishly refitted ensuite shower room. The second floor is accessed via a galleried landing, which leads to three further substantial double bedrooms and a family bathroom. The property has a light and airy feel throughout, benefitting from a southerly aspect and has enjoyed a surprisingly beneficial energy performance rating of 'C' given that the property is in the region of 2,000 square feet (185 square meters). Externally, there is a neatly maintained front garden and to the rear, a sizeable low maintenance garden with decked patio, providing an excellent area for al-fresco dining and entertaining. Parking is to the front, with a drive leading to a larger than average single garage, whilst to the rear of the property, there is a communal car park, with spaces for visitors. The property is offered with immediate vacant possession and internal inspection is essential to truly appreciate the scope of the accommodation on offer. Further benefits include; a recently updated heating system, 'sash' style double glazed windows and a location ideally suited for commuters, being within striking distance of the M1 motorway at both J15 and J15a, as well as Northampton Train Station. Sixfields Stadium and Franklins Gardens are within walking distance with a host of restaurants, a gym and bowling alley all being on the Sixfields site.

Ground Floor

Entrance Hall

Entered via a panel door under a storm canopy, stairs rise to the first floor landing, double glazed window to the front elevation, tiled flooring, panelled doors to the ground floor accommodation.

Kitchen/Diner

20'6 x 11'10 (6.25m x 3.61m)

Fitted in a range of wall and base level units with complementary roll edge work surfaces over with an inset stainless steel one and a half bowl sink drainer unit, continuing into a peninsula breakfast bar. Integrated appliances include: a recently installed fridge/freezer, dishwasher, stainless steel gas hob with a stainless steel extractor hood over, stainless steel double electric oven and an automatic washing machine. Space for a dining table and chairs or alternatively a family sitting area, power points with integrated USB ports, television and telephone points, radiator, double glazed windows to the front and rear aspects, tiled flooring and an open box arch to the family room.

Family Room

16'2 x 10'5 (4.93m x 3.18m)

Double glazed windows with French doors to the rear garden, tiled flooring, door to the entrance hall, double doors to a large storage cupboard, television and telephone points, radiator, courtesy door leading to the garage.

Cloakroom W.C.

Fitted with a white suite comprising: a low level W.C., wash hand basin, radiator, tiled flooring, door to a cloak/storage cupboard.

First Floor

Landing

Double glazed windows to the front aspect with views across Upton Country Park, stairs continue up to a galleried landing above, doors to the sitting room and master suite.

Sitting Room

20'7 x 11'10 (6.27m x 3.61m)

A large light and airy, dual aspect room with double glazed windows to the front and rear elevations. Feature fireplace with an inset gas fire and stone surround, television and telephone points, two radiators, fitted wall lights.

Master Lobby/Dressing Area

Built-in airing cupboard housing a recently replaced hot water tank, doors to the main bedroom and ensuite shower room.

Master Bedroom

18'1 max x 16'4 max (5.51m max x 4.98m max)

A very large 'L' shaped bedroom, with double glazed windows to both front and rear elevations, two radiators, television and telephone points, twin built-in double wardrobes.

Ensuite Shower Room

Fitted with a modern white suite comprising: a low level W.C., wash basin and a walk-in double shower cubicle, tiled walls to splash back areas, heated towel rail, radiator, double glazed window to the rear elevation, extractor fan, tiled flooring.

Second Floor

Galleried Landing

Double glazed windows to the front elevation, radiator, panelled doors to the second floor rooms, loft access hatch.

Bedroom Two

12'9 x 11'1 (3.89m x 3.38m)

Double glazed window to rear elevation, radiator, television and telephone points.

Bedroom Three

11'10 x 9'3 (3.61m x 2.82m)

Double glazed window to the front elevation, radiator, television and telephone points.

Bedroom Four

10'10 x 9'6 (3.30m x 2.90m)

Double glazed window to the rear elevation, radiator, television and telephone points (formerly used as a home office).

Family Bathroom

Fitted with a modern white suite comprising: a panelled bath with a shower and screen over, low level W.C. and a wash basin. Tiled walls to splash back areas, heated towel rail, radiator, double glazed window to rear elevation, extractor fan, tiled flooring.

Externally

Front Garden

Enclosed beds of slate chippings with a path leading to the front door.

Rear Garden

Laid mainly to gravel for ease of maintenance with a generously sized decked patio area. Enclosed flower beds to the borders with various maturing shrubs, hardstanding with a garden shed, wall and fence enclosed with gated access to the communal car park to the rear.

Drive

Block paved off road parking leading to the garage, with further communal parking bays to the front and a communal car park to the rear with visitors spaces.

Garage

16'8 x 9'5 (5.08m x 2.87m)

Accessed via double doors to the front and a courtesy door to the side, power and light connected, double glazed window to the rear elevation, a recently replaced wall mounted boiler, in conjunction with the recently replaced hot water tank in the airing cupboard on the first floor.

Agents Notes:

Service Charge: £227.00 per annum for maintenance of the gated car park.

Local Authority: West Northamptonshire Council

Council Tax Band: F





GROUND FLOOR
720 sq.ft. (66.9 sq.m.) approx.



1ST FLOOR
713 sq.ft. (66.2 sq.m.) approx.



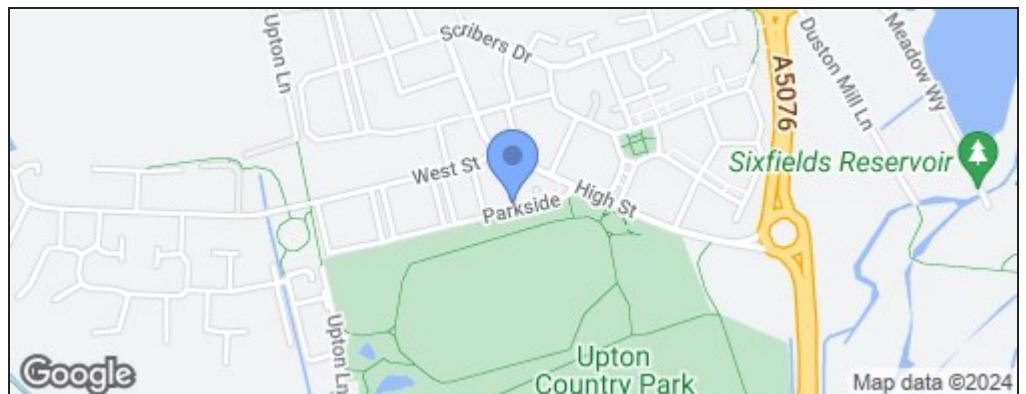
2ND FLOOR
563 sq.ft. (52.3 sq.m.) approx.



TOTAL FLOOR AREA : 1996 sq.ft. (185.4 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		75	82
(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		



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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.