

**2 Telford Street
Upton
NORTHAMPTON
NN5 4EU**

£360,000



- **THREE STOREY DETACHED FAMILY HOME**
- **SPACIOUS KITCHEN/DINING ROOM**
- **EN-SUITE & TWO FURTHER BATHROOMS**
- **SOLAR PANELS**
- **CLOSE TO LOCAL SCHOOLS & AMENITIES**

- **NO ONWARD CHAIN**
- **FOUR DOUBLE BEDROOMS**
- **TWO ALLOCATED PARKING SPACES**
- **RAINWATER HARVESTING SYSTEM**
- **ENERGY RATING: C**

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

Offered with no onward chain, this is a remarkable family home, rarely available and boasting spaciousness across three floors. Step into the inviting entrance hall, leading to a dual aspect lounge. The kitchen/dining room is equipped with modern built-in appliances, creating a perfect setting for family gatherings. A convenient cloakroom completes the ground floor layout.

Ascending to the first floor, you'll find a recently refitted four-piece family bathroom, exuding elegance and functionality. Two generously sized double bedrooms grace this level, including a master bedroom with the added luxury of a dressing room and an en-suite bathroom. The second floor offers two additional double bedrooms, accompanied by a tastefully appointed three-piece shower room.

The exterior of the property presents a fully enclosed rear garden, providing a private sanctuary for relaxation. Gated access leads to the parking area, where two designated parking spaces await.

Notable advantages of this property include uPVC double glazing, ensuring optimal energy efficiency, along with gas radiator heating for cosy warmth. Embracing sustainable living, the house features solar panels and a rainwater harvesting system, promoting environmentally friendly practices.

Ground Floor

Entrance Hall

Stairs rising to first floor, doors to lounge and kitchen/diner.

Lounge

20'6" x 11'5" (6.27 x 3.48)

Windows to rear aspect, bay window to front aspect.

Kitchen/Diner

20'5" x 11'7" (6.23 x 3.55)

Fitted with a range of wall and base level units, work surfaces over, sink and drainer with mixer tap over, five ring gas hob with extractor over, electric oven, built in fridge/freezer, dishwasher, washing machine and wine cooler, island unit, space for dining table in dining area, windows to rear aspect, door leading to rear garden, bay window to front aspect, window to side aspect, door leading to cloakroom.

Cloakroom

Fitted with two piece suite comprising low level W/C, vanity unit with inset sink, window to rear aspect.

First Floor

Landing

Dual aspect windows to front and rear, doors leading to all rooms.

Bedroom One

10'8" x 11'4" (3.26 x 3.47)

Window to front aspect, opening to dressing room.

Dressing Room

Two full width, built in wardrobes, door to en-suite.

En-Suite

Fitted with three piece suite comprising low level W/C, sink, double shower cubicle with shower over, tiled splashbacks, extractor fan, obscured window to rear aspect.

Bedroom Two

12'1" x 8'8" (3.69 x 2.66)

Window to front aspect, fitted wardrobes.

Family Bathroom

Refitted with four piece suite comprising low level W/C, pedestal sink, free standing roll top bath with mixer tap shower over, shower cubicle with fitted shower over.

Second Floor**Landing**

Window to rear aspect, airing cupboard, doors leading to all rooms.

Bedroom Three

16'0" x 9'4" (4.90 x 2.86)

Currently being used as an office. Dual aspect windows to front and rear, fitted wardrobes.

Bedroom Four

11'6" x 8'4" (3.53 x 2.56)

Currently being used as an office. Window to front aspect.

Family Shower Room

Three piece suite comprising low level W/C, pedestal sink, fitted shower cubicle, tiled splashbacks, obscured window to rear aspect.

Externally**Rear Garden**

Laid to decking and artificial grass, enclosed by brick wall and timber fencing, outside water tap, gated access leading to parking.

Service Charge:

RMG (management company) is £288 per year

Land Trust is £250 per year

Both include VAT and are paid 6 months apart.

Agents Notes:

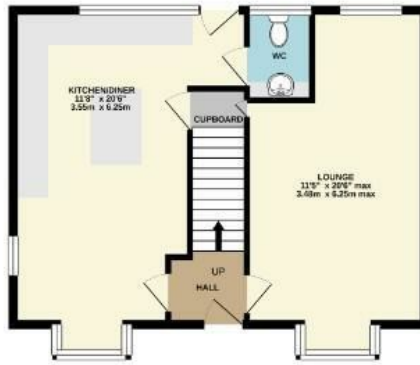
Local Council Authority: West Northamptonshire

Council Tax Band: E





GROUND FLOOR



1ST FLOOR

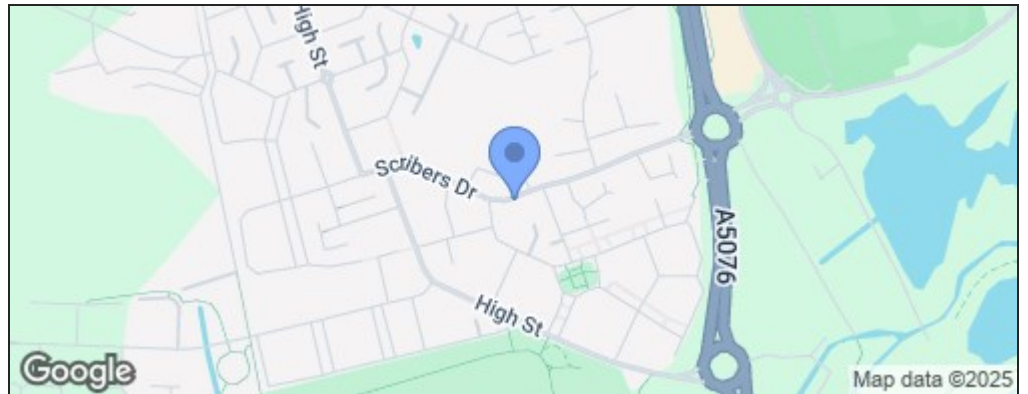


2ND FLOOR



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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC	80	87



Disclaimer

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.