

**37 James Close
Upton
NORTHAMPTON
NN5 4GY**

Offers Over £400,000



- **RECENTLY CONSTRUCTED DETACHED**
- **KITCHEN / DINER**
- **EN-SUITE TO MASTER**
- **DRIVEWAY AND GARAGE**
- **FOUR BEDROOMS**
- **DOWNSTAIRS WC AND UTILITY ROOM**
- **IMMACULATE CONDITION**
- **ENERGY EFFICIENCY RATING : B**

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



PERSONAL • PROFESSIONAL • PROACTIVE

A recently constructed four bedroom detached home built by Morris Homes in 2022, presented in immaculate condition, offers spacious and light accommodation with the added benefit of several years remaining on the NHBC warranty. Situated at the end of the road in a cul-de-sac location, the accommodation comprises in brief; entrance hall, downstairs wc, lounge, kitchen/diner, and utility room to the ground floor. To the first floor are four bedrooms, with en-suite to master, and a bathroom. Externally there is a garden to the side, and a wide driveway offering off road parking for two cars, leading to a detached garage.

Ground Floor

Entrance Hall

Enter via composite door, Amtico flooring, stairs rising to first floor.

Downstairs WC

Low level WC, sink unit with storage under, Amtico flooring, radiator.

Lounge

18'1" x 11'8" reducing to 10'7" (5.53 x 3.57 reducing to 3.24)

Three UPVC windows to front and side aspects, two radiators.

Kitchen / Diner

18'1" x 10'11" (5.52 x 3.35)

Two UPVC window windows to front and side aspects, bi-folding doors leading to garden, a range of wall and base units with roll top work surfaces, gas hob with extractor over, double oven, one and a half sink and drainer, dishwasher, fridge/freezer, Amtico flooring, radiator.

Utility Room

6'6" x 6'0" (2.00 x 1.84)

Door to side aspect, sink unit with drainer, spaces for various appliances, Amtico flooring, under stairs storage cupboard, cupboard housing boiler, radiator.

First Floor

Landing

UPVC window to rear aspect, loft access, radiator.

Bedroom One

10'11" x 9'4" (3.33 x 2.86)

Two UPVC windows to front aspect, fitted wardrobes, radiator.

En-Suite

8'6" x 4'8" (2.61 x 1.43)

Obscure UPVC window to side aspect, tiled shower cubicle, low level wc, pedestal wash hand basin, radiator.

Bedroom Two

11'10" x 8'6" (3.63 x 2.61)

Two UPVC windows to front and side aspects, fitted double wardrobe, radiator.

Bedroom Three

9'8" x 8'2" (2.95 x 2.50)

UPVC window to front aspect, radiator.

Bedroom Four

9'3" x 7'4" (2.82 x 2.26)

UPVC window to side aspect, radiator.

Bathroom

6'11" x 6'7" (2.11 x 2.01)

Obscure UPVC window to rear aspect, bath unit with shower over, low level wc, pedestal wash hand basin, complementary tiling, radiator.

Garden

Patio and lawn areas with various flowers and shrubs, gated rear access, enclosed by brick walls and wooden fencing.

Garage

Up and over door, power and light connected.

Agents Notes

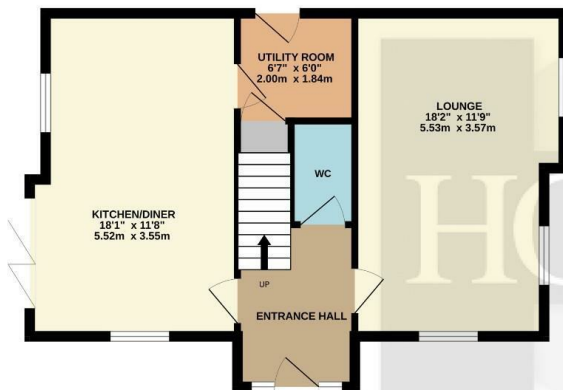
Local Authority: West Northamptonshire

Council Tax Band: E

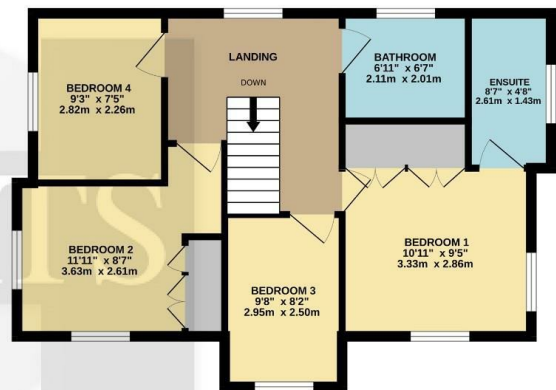




GROUND FLOOR
543 sq.ft. (50.5 sq.m.) approx.



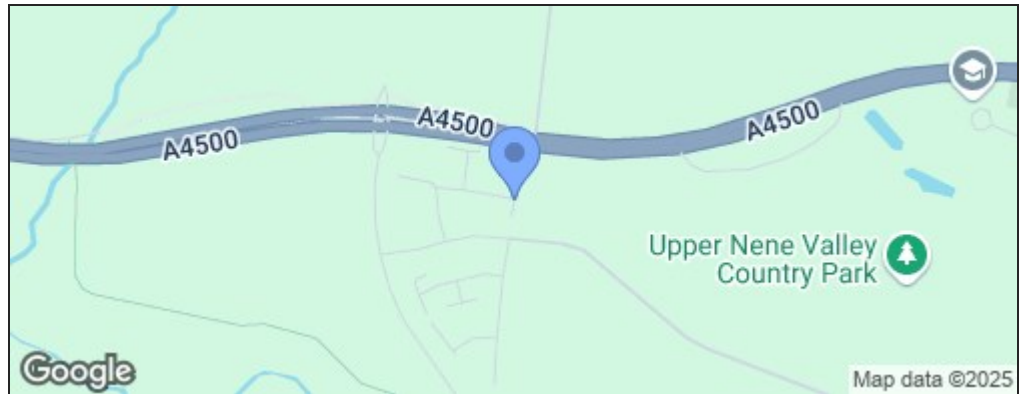
1ST FLOOR
543 sq.ft. (50.5 sq.m.) approx.



TOTAL FLOOR AREA : 1087 sq.ft. (100.9 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		94
(81-91) B	85	
(69-80) C		
(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	



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