



**37 James Close, Upton Park, Northampton, NN5 4GY  
£425,000 Freehold**

Jackson Grundy are delighted to welcome to the market this well presented three year old, four bedroom detached home on Upton Park. The accommodation comprises entrance hall, WC, kitchen/dining room, dual aspect lounge and utility room. Upstairs there are four bedroom, the main bedroom benefits from an en-suite shower room. There is also a family bathroom. Further benefits include off road parking, single garage, gas central heating and uPVC double glazing. EPC Rating: B. Council Tax Band: E

**NHBC 7 Years | Four Bedroom Detached | Garage & Off Road Parking | Modern Kitchen/Dining Room | En-Suite To Bedroom One | M1 Less Than 3 Miles Away**

**modern marketing · traditional values**

### ENTRANCE HALL

Composite entrance door with inset uPVC double glazed windows. Radiator. Doors to:

### KITCHEN/DINING ROOM 5.51m x 3.53m (18'1 x 11'7)

Dual aspect uPVC double glazed windows and bi-fold doors. Wall and base units. Five ring gas hob with extractor. Tiling to splash back areas. Neff oven and grill. One and a half bowl sink and drainer. Integrated dishwasher. Spotlights. Wood effect flooring. Door to:

### UTILITY ROOM 1.80m x 2.03m (5'11 x 6'8)

Wall mounted boiler. Composite rear door. Work surfaces. Stainless steel sink. Radiator. Wood effect flooring. Space for tumble dryer and washing machine. Storage cupboard.

### LOUNGE 5.51m x 3.25m (18'1 x 10'8)

Dual aspect uPVC double glazed windows. Two radiators.

### WC

Radiator. Suite comprising wash hand basin in vanity unit and WC. Extractor. Wood effect flooring.

### FIRST FLOOR LANDING

uPVC double glazed window to rear elevation. Access to loft space. Radiator. Doors to:

### BEDROOM ONE 2.82m x 3.33m (9'3 x 10'11)

Dual aspect uPVC double glazed windows. Radiator. Built in wardrobe. Door to:

### EN-SUITE

Obscure uPVC double glazed window. Radiator. Suite comprising WC, pedestal wash hand basin and shower. Wood effect flooring. Tiling to splash back areas. Extractor fan. Spotlights.

### BEDROOM TWO 2.59m x 3.63m (8'6 x 11'11)

Dual aspect uPVC double glazed windows. Radiator. Built in wardrobe.

### BEDROOM THREE 2.82m x 2.26m (9'3 x 7'5)

uPVC double glazed window to side elevation. Radiator.

### BEDROOM FOUR 2.95m x 2.49m (9'8 x 8'2)

uPVC double glazed window to front elevation. Radiator.

### BATHROOM 1.98m x 2.11m (6'6 x 6'11)

Obscure uPVC double glazed window to rear elevation. Radiator. Suite comprising panelled bath with mixer tap and electric shower over, WC and pedestal wash hand basin. Wood effect flooring. Extractor. Spotlights. Tiling to splash back areas.

### OUTSIDE

### REAR GARDEN

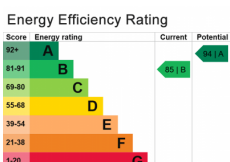
Enclosed by brick wall and panelled fencing. Patio with borders and path to the rear. Lawn.

### GARAGE

Up and over door. Power and light. Parking to front.

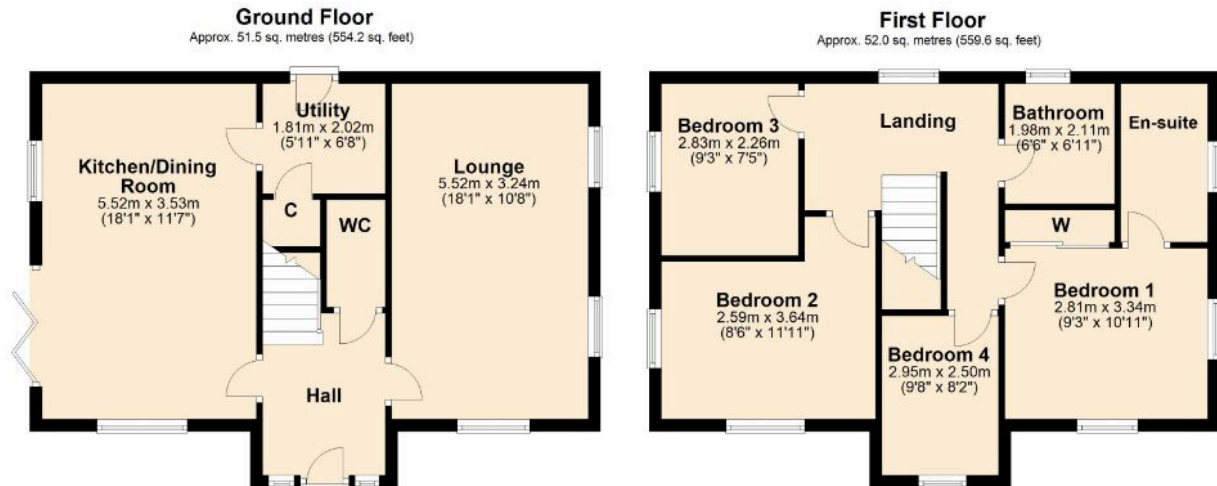
### DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).

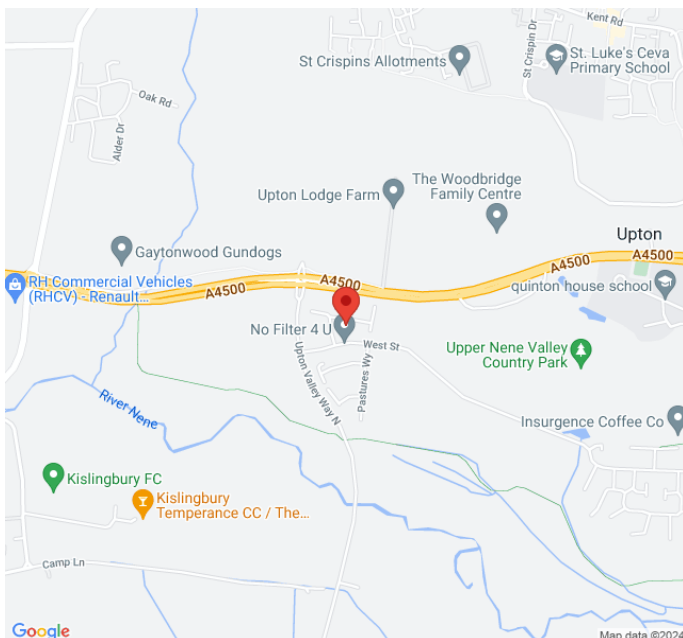


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same [iii] Photographs illustrate parts of the property as were apparent at the time they were taken [iv] Any areas, measurements, distances or illustrations are approximate for reference only [v] We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.

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Total area: approx. 103.5 sq. metres (1113.8 sq. feet)



## LOCAL AREA INFORMATION

Upton is a new and ongoing development on the western outskirts of Northampton town centre less than 2 miles from M1 J15a. Renowned locally for receiving personal design and layout input from Prince Charles and The Princes Foundation, this eco-friendly development has since been visited by him on more than one occasion. There are two convenience stores. Across the A45 from Upton, Sixfields retail and leisure park which offers cinema, restaurants, ten pin bowling and gymnasium facilities is also home to Northampton Town Football Club 'The Cobblers'. Sixfields Stadium was completed in 1994 following a move from the County Ground in the Abington district of Northampton and offers a 7653 all seater stadium as well as conference and athletics facilities.

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