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West Street, Upton
Northampton
Northamptonshire, NN5 4XL
£440,000 Detached



**Platinum Trusted
Service Award**
Based on service ratings
over the past year



Department: Sales

Tenure: Freehold



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SITUATED IN THE HEART OF UPTON, WEST STREET IS A BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED HOME OFFERING MODERN LIVING, STYLISH FINISHES AND A PRACTICAL LAYOUT IDEAL FOR FAMILIES.

GROUND FLOOR

- PORCH
- HALLWAY
- WC
- LOUNGE
- KITCHEN/DINING ROOM
- UTILITY ROOM

OUTSIDE

- FRONT GARDEN
- GARAGE
- REAR GARDEN

FIRST FLOOR

- LANDING
 - BEDROOM ONE
 - EN-SUITE
 - BATHROOM
 - BEDROOM TWO
 - BEDROOM THREE
 - BEDROOM FOUR
-





THE PROPERTY

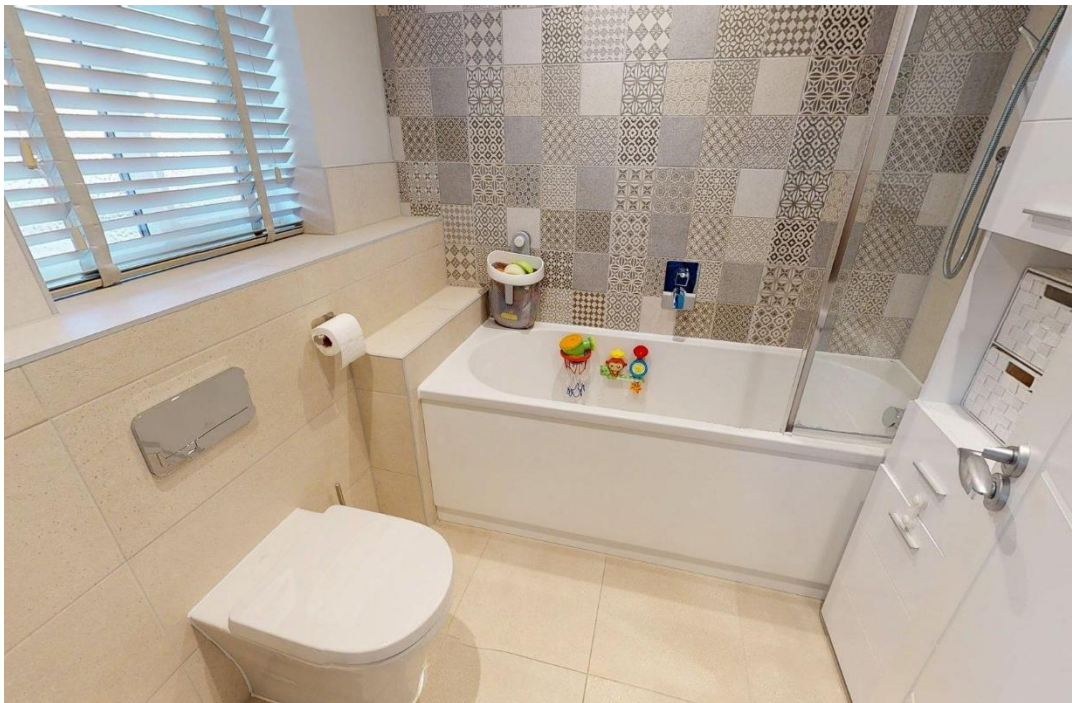
Situated in the heart of Upton, West Street is a beautifully presented four bedroom detached home offering modern living, stylish finishes and a practical layout ideal for families. The property boasts a welcoming entrance hall leading to a spacious dual aspect lounge/dining room, filled with natural light and featuring contemporary décor and quality flooring. Sliding doors open onto the rear garden, creating an excellent indoor outdoor flow.

The impressive kitchen/breakfast room is fitted with sleek dark cabinetry, integrated appliances, ample worktop space and a separate utility room. A well appointed cloakroom completes the ground floor. Upstairs, the generous landing leads to four well proportioned bedrooms, including a superb principal bedroom with a luxury en-suite shower room finished to a high standard. The remaining bedrooms are serviced by a modern family bathroom with stylish tiling and premium fittings.

Outside, the rear garden offers a neatly landscaped lawn, raised planters, and a paved seating area perfect for relaxing or entertaining. The property further benefits from a single garage and driveway, providing secure parking and additional storage.

Located within walking distance of local parks, schools, and attractive open spaces, this home also offers easy access to Upton's amenities and excellent transport links into Northampton and beyond. With its immaculate presentation and thoughtful design, West Street is an ideal choice for buyers seeking a family home in a highly desirable location.

EPC Rating: B. Council Tax Band: E.







MATERIAL INFORMATION

Type	Detached
Age/Era	Ask Agent
Tenure	Freehold
Ground Rent	Ask Agent
Service Charge	Ask Agent
Council Tax	Band B
EPC Rating	B
Electricity Supply	Mains
Gas Supply	Mains
Water Supply	Mains
Sewerage Supply	Mains
Broadband Supply	Ask Agent
Mobile Coverage	Depends on provider
Heating	Gas Central Heating
Parking	Parking, Driveway, Garage
EV Charging	Ask Agent
Accessibility	Ask Agent
Coastal Erosion Risk	Ask Agent
Flood Risks	Ask Agent
Mining Risks	Ask Agent
Restrictions	Ask Agent
Obligations	Ask Agent
Rights and Easements	Ask Agent

LOCATION

Upton is a new and ongoing development adjacent to Duston 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. Once fully completed this urban area will also have a convenience store, public house, café/restaurant, children's day nursery and office space. 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' whose stadium was completed in 1994 following a move from the County Ground in the Abington district of Northampton and offers conference and athletics facilities.

IMPORTANT NOTICE

Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

FLOORPLAN

TOTAL AREA: APPROX. SQ. METRES (SQ. FEET)

