



# West Street

Upton, Northampton

oriordanbond  
SALES & LETTINGS





## West Street

Upton  
NN5 4XJ

Price  
£465,000

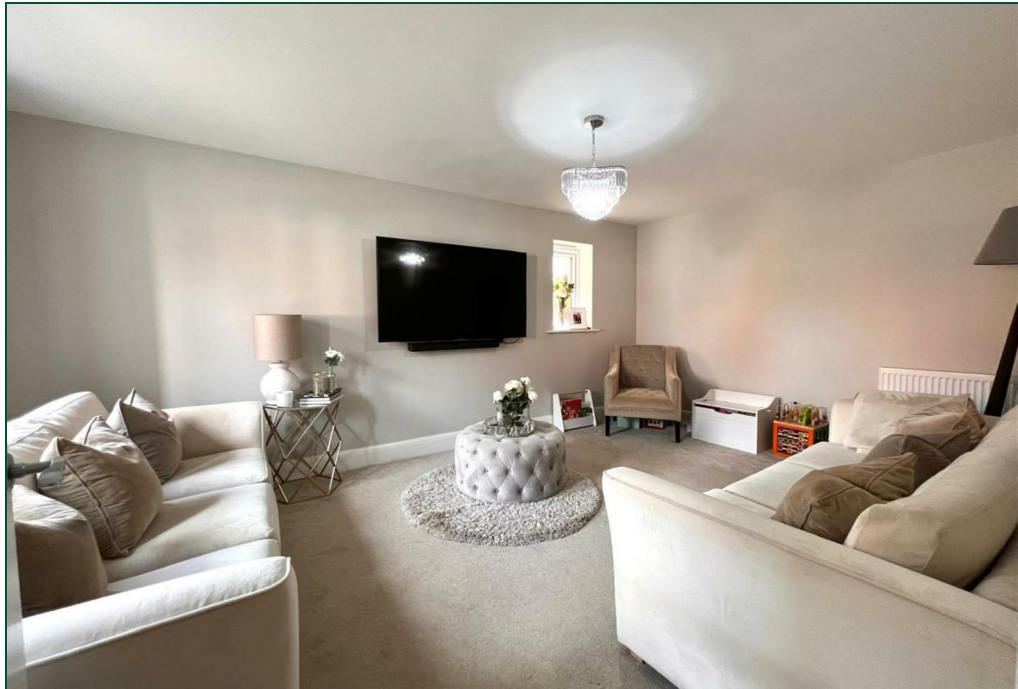
Constructed in 2021 by Messrs 'Shelbourne Estates' to a high specification with extras paid for by the current owners is this four bedroom detached house. The property is located within the popular area of Upton set within close proximity to Upton Country Park and offering great travel routes to the M1.

Accommodation comprises entrance hall, sitting room, kitchen/dining/family room with integrated appliances, sky light windows providing more natural light and bi-folding doors opening out onto the rear garden. There is also a downstairs cloakroom/WC and utility room on the ground floor. On the first floor is bedroom one with Juliette balcony and en-suite, three further bedrooms and a family bathroom. Outside is an enclosed south facing rear garden mainly laid to lawn with patio area, single garage with off road parking for two cars (A/1330/M)

- Four bedroom detached home
- En-suite to master bedroom
- Kitchen/dining/family room
- Gas radiator heating
- South facing rear garden
- Driveway and garage



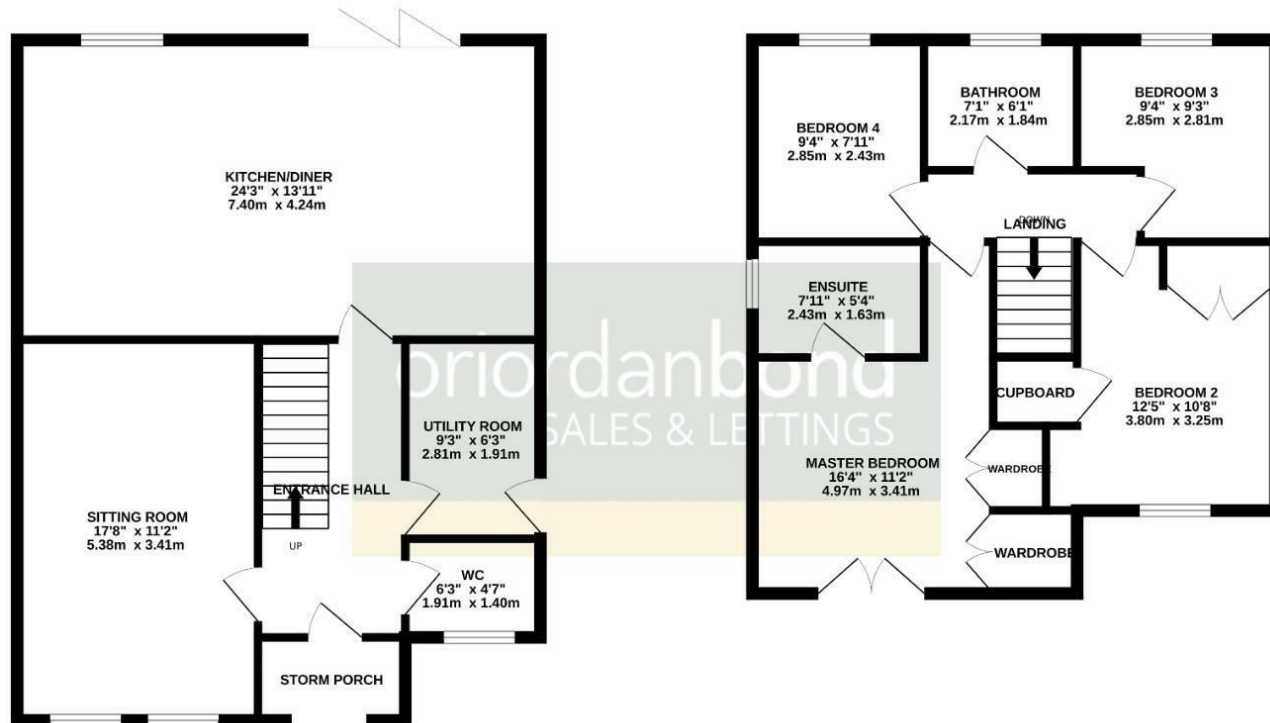






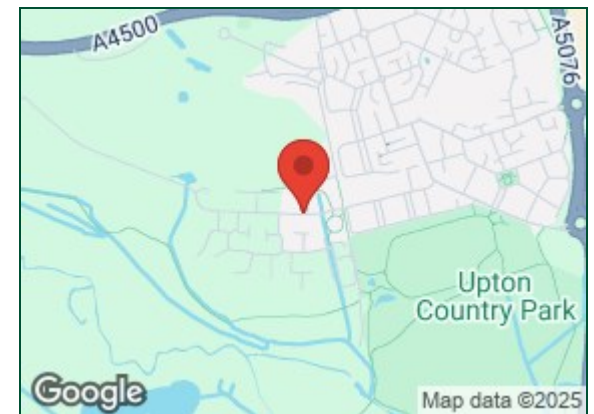
GROUND FLOOR  
742 sq.ft. (68.9 sq.m.) approx.

1ST FLOOR  
588 sq.ft. (54.6 sq.m.) approx.



TOTAL FLOOR AREA : 1330 sq.ft. (123.5 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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#### Additional information

- Council Tax Band: E
- Energy Efficiency Rating: B

#### Viewing

Viewing strictly by appointment – details below

#### Disclaimer

O'Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

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