



# West Street

Upton, Northampton

oriordanbond  
SALES & LETTINGS





## West Street

Upton  
NN5 4EP

Guide Price  
£440,000

Located on a sought after street, within the ever popular area of Upton, is this David Wilson built, three bedroom executive detached family home. Set within close proximity of Upton Country Park, along with a wealth of other amenities including schools and shops, the property offers generous living space throughout and is presented to an immaculate standard.

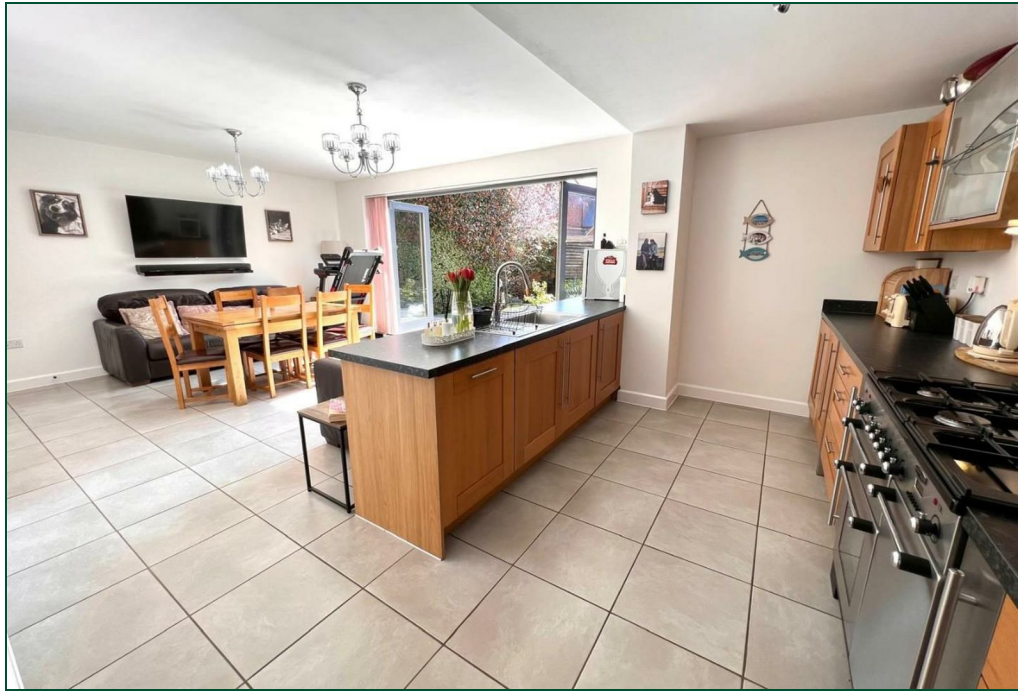
The property provides high ceilings throughout offering airy living with accommodation comprising entrance hall, cloakroom/WC, sitting room with wood burner and a kitchen/dining room with bi-folding doors leading to a recently landscaped rear garden. To the first floor is a family bathroom with large storage cupboard and three double bedrooms all with fitted wardrobes and the master benefitting from an en-suite. Outside is an enclosed landscaped rear garden with lawn and patio areas and a covered decked patio. The single garage can be accessed via the garden or a secure service area to the rear of the property. Further benefits include under floor heating, gas central heating and uPVC double glazing. (A/1556/M)

AGENTS NOTE: Under the Estate Agents Act 1979, we hereby notify you that the vendor is an employee (or relative of an employee) for the selling agents O'Riordan Bond

- David Wilson built three bedroom detached
- En-suite to master bedroom
- Kitchen/diner with bi-fold doors
- Under floor and gas central heating
- Landscaped rear garden
- Garage



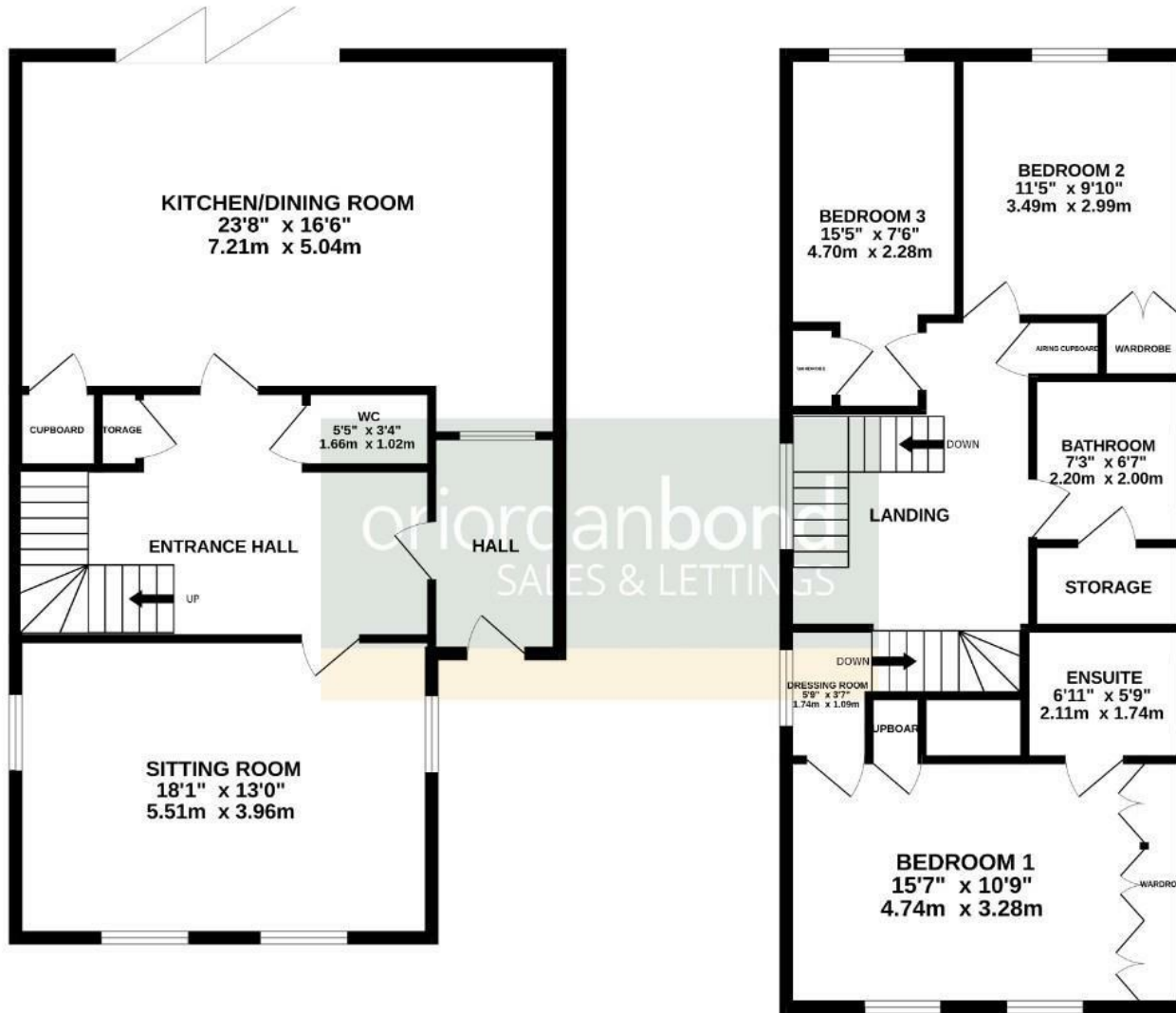






GROUND FLOOR  
838 sq.ft. (77.8 sq.m.) approx.

1ST FLOOR  
715 sq.ft. (66.4 sq.m.) approx.



TOTAL FLOOR AREA: 1552 sq.ft. (144.2 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: C

#### 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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