



Connells

West Street
Upton Northampton

West Street Upton Northampton NN5 4EP

for sale guide price
£450,000



Property Description

** Guide Price £450,000 - £475,000 **

Connells are thrilled to offer this fantastic David Wilson built DETACHED HOUSE to the market. Maintained and improved to a high standard by the current owners and displayed in show home condition, it includes UNDERFLOOR HEATING throughout, HIGH CEILINGS, SOLAR PANELS and CONCRETE FLOORS on all levels! Located in a SOUGHT AFTER ROAD overlooking woodland to the front on a popular development close to Upton Country Park!

Enter via side porch to spacious hallway with doors to all rooms, office/play room with exposed stone brickwork, living room with wood burner and high ceilings, cloakroom and a superb open plan kitchen/dining/family room with granite work surfaces, island, integrated appliances and bi-folding doors opening to the rear garden.

Bedrooms three and four and the family bathroom are located on the first floor. Both bedrooms are double rooms and have built-in wardrobes. Stairs rise to the master suite and the second floor. The master suite offers a dressing/study area and a large bedroom with high ceilings, generous wardrobe space and a stylish en suite with a double shower.

The top floor is home to the second bedroom with velux windows and an impressive en suite with a fully fitted suite including walk-in shower.

Externally, there is a private rear garden perfect for entertaining with lit patio, decked seating area and lawn. The garage is accessible from the garden and via an electric gated courtyard entrance.

Entrance Porch

Enter via double glazed door to the side aspect. Tiled flooring. Skylight.

Entrance Hall

Double glazed door to the side aspect. Double glazed window to the side aspect. Storage cupboard. Tiled flooring.

Cloakroom

Wash hand basin and low level WC. Extractor fan. Heated towel rail. Tiled flooring.

Office / Play Room

12' 9" x 6' 9" max (3.89m x 2.06m max)

Double glazed window to the front aspect. Tiled flooring.

Lounge

17' 8" x 12' 9" (5.38m x 3.89m)

Two triple height double glazed windows to the front aspect. Double glazed window to the side aspect. Wood burner fire place. Wall lights. Television point. Tiled flooring.

Kitchen / Breakfast Room

24' 4" max x 16' 7" max (7.42m max x 5.05m max)

Fitted kitchen comprising a range of wall and base units. Granite work surfaces. Sink and drainer unit. Space for range cooker with hood over. Integrated dishwasher and fridge-freezer. Cupboard housing plumbing for washing machine. Television point. Tiled flooring. Double glazed window to the front aspect. Double glazed bi-folding doors to the rear aspect.

Landing

Stairs rising up from entrance hall. Double glazed window to the side aspect. Airing cupboard. Stairs rising up to second floor and master suite.

Bedroom Three

11' 5" x 9' 9" (3.48m x 2.97m)

Double glazed window to the rear aspect. Double built-in wardrobe.

Bedroom Four

15' 5" x 7' 7" max (4.70m x 2.31m max)

Double glazed window to the rear aspect. Built-in wardrobe.

Family Bathroom

Suite comprising bath with shower over, vanity wash hand basin and low level WC. Fully tiled. Tiled flooring. Storage cupboard. Shaver point. Extractor fan. Heated towel rail. Double glazed window to the side aspect.

Master Suite

Dressing / Study Area

Double glazed window to the side aspect. Cupboard housing hot water cylinder.

Master Bedroom

15' 5" x 10' 4" (4.70m x 3.15m)

Two double glazed windows to the front aspect. Three double fitted wardrobes. Access to loft space. Television point.

En Suite

Suite comprising double shower cubicle, Vanity wash hand basin and low level WC. Partly tiled. Shaver point. Extractor fan. Heated towel rail. Tiled flooring. Storage cupboard. Double glazed window to the side aspect.

Second Floor Landing

Double glazed window to the side aspect.

Bedroom Two

15' 5" max x 11' 8" sloping (4.70m max x 3.56m sloping)

Three Velux windows to the side aspect. Wall mounted radiator.

En Suite

Suite comprising walk-in shower, vanity wash hand basin and low level WC. Shaver point. Extractor fan. Part tiled walls. Tiled flooring. Velux window to the side aspect.

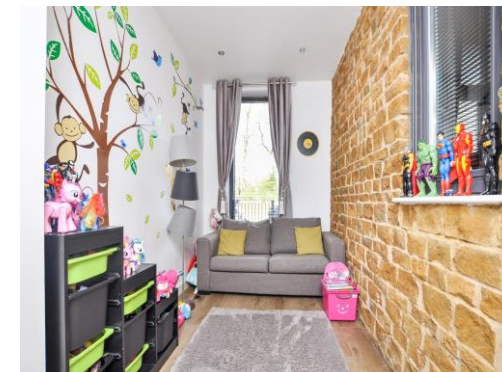
Outside

Rear Garden

Paved Patio. Decking area. Laid to lawn. Timber shed. Tap. Gated access to both sides and the rear. Lighting. Electric point. Courtesy door to garage. Enclosed by fencing and brick walling.

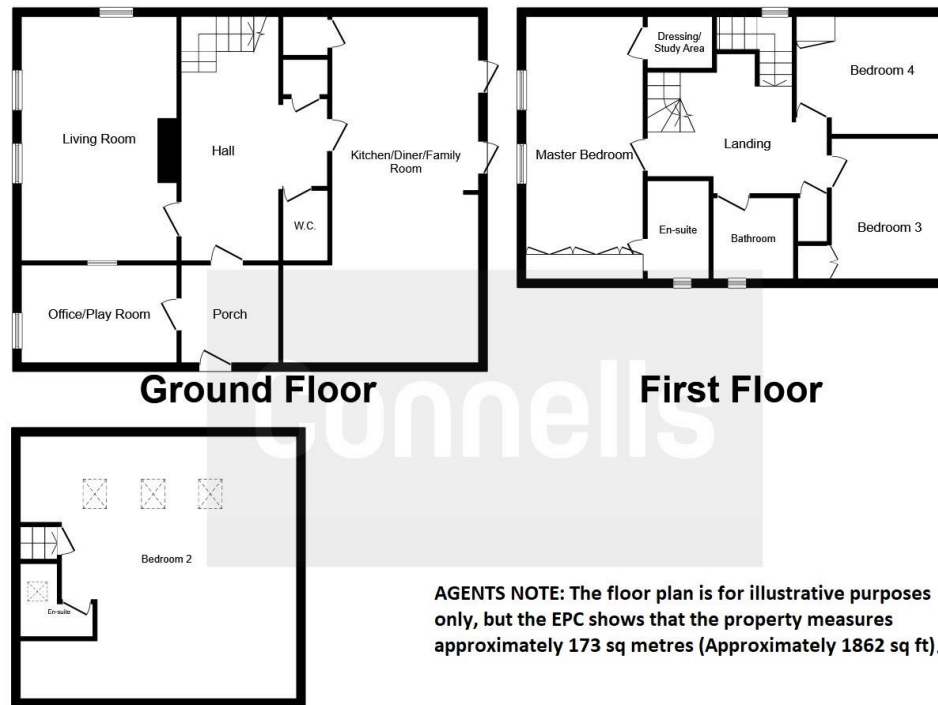
Garage

Single garage to the rear. Up and over electric door. Power and light. Partitioned storage area.









Ground Floor

First Floor

Second Floor

AGENTS NOTE: The floor plan is for illustrative purposes only, but the EPC shows that the property measures approximately 173 sq metres (Approximately 1862 sq ft).

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Connells. Powered by www.focalagent.com

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EPC Rating: C

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Tenure: Freehold



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