



Connells

Scribers Drive
Upton Northampton



Property Description

Step inside to a welcoming Entrance Hall with a convenient Cloakroom/WC. The ground floor features a bright and spacious Sitting Room, providing an ideal space for relaxation. The heart of the home is the contemporary, open-plan Kitchen/Dining Room, designed for both everyday family life and entertaining, offering ample space for cooking and dining. Upstairs, you'll find three well-proportioned bedrooms. The impressive Master Bedroom is a true sanctuary, benefiting from integrated fitted wardrobes and a private, modern En-suite Shower Room. A separate, stylish Family Bathroom serves the remaining two bedrooms. To the rear, the property boasts a private Rear Garden,

This property truly excels in its prime location, offering an enviable lifestyle for its residents: Within immediate walking distance, you'll find a wealth of local amenities including well-known supermarkets, charming independent shops, a modern gym, and essential healthcare facilities, ensuring all your daily needs are met with ease. For outdoor enthusiasts, Upton Country Park, a stunning 127-hectare oasis of open space and woodland, is just a mere 5-minute stroll away – perfect for dog walking, jogging, family picnics, or enjoying nature. Entertainment and leisure are also brilliantly close, with Sixfields Leisure Park (featuring an array of shops, popular restaurants, a cinema, and comprehensive fitness centres) reachable in approximately 10 minutes on foot. Transport links are exceptionally good.

Entrance Hall

Enter via door to the front aspect. Wall mounted radiator.

Cloakroom

Wash hand basin and low level WC. Wall mounted radiator.

Lounge

13' 5" x 12' 5" (4.09m x 3.78m)

Double glazed window to the front aspect. Electric fireplace. Wall mounted radiator.

Kitchen / Diner

19' 8" x 10' 10" (5.99m x 3.30m)

Wall and base units. Worksurfaces. Sink and drainer unit. Gas hob with hood over. Space for white goods. Wall mounted radiator. Double glazed window and sliding doors to the rear aspect.

Landing

Access to loft space. Storage cupboard.

Bedroom One

12' 10" x 11' 6" (3.91m x 3.51m)

Double glazed window to the rear aspect. Built in wardrobe. Wall mounted radiator.

En Suite

Shower cubicle, wash hand basin and low level WC. Wall mounted radiator.

Bedroom Two

12' 10" x 9' 5" (3.91m x 2.87m)

Double glazed window to the front aspect. Built in wardrobe. Wall mounted radiator.

Bedroom Three

9' 4" x 8' 4" (2.84m x 2.54m)

Double glazed window to the rear aspect. Wall mounted radiator.

Bathroom

Bath, wash hand basin and low level WC. Wall mounted radiator. Double glazed window to the front aspect.

Outside

Front Garden

Gravelled. Iron railings.

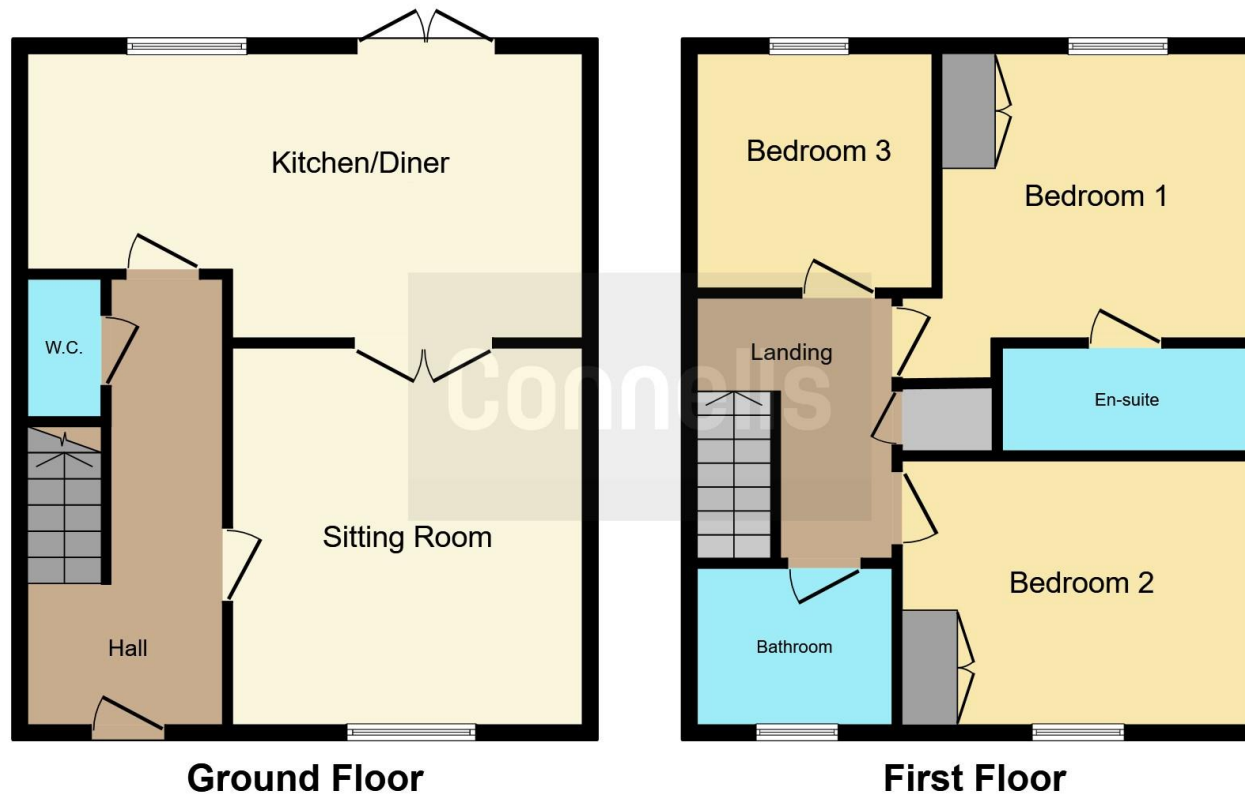
Rear Garden

Patio. Shed. Enclosed by fencing with rear gated access.









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). Powered by www.focalagent.com

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EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

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