



**Connells**

James Close  
Upton Northampton



### Property Description

Step inside and be greeted by the impeccable, free-flowing accommodation, thoughtfully designed for the demands of modern life. The heart of this home is the impressive open-plan Kitchen/Dining Room, bathed in natural light and featuring a stylish range of modern units complemented by high-quality integrated appliances. This inviting space is perfect for both daily family life and effortlessly entertaining guests. Practicality is paramount, with a dedicated Utility Room providing valuable laundry and additional storage space, alongside an essential Downstairs WC. The main living areas are generously proportioned, creating a comfortable and inviting atmosphere for relaxation and family time. Ascending to the first floor, you'll discover four well-proportioned bedrooms. The Master Bedroom Suite is a true sanctuary, benefiting from extensive built-in storage and a contemporary, private En-suite shower room. A further three generously sized bedrooms share access to the elegant and modern Family Bathroom, fitted with a sleek three-piece suite, ensuring comfort and convenience for the entire household. Externally, the property continues to impress with a private, good-sized rear garden offering a safe and serene space for children's play or simply unwinding. For vehicle owners, convenience is key, with a Driveway providing off-road parking for two cars, leading directly to the integral Garage, which offers excellent secure storage or presents potential for conversion (STPP).

### Entrance Hall

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

### Cloakroom

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

### Lounge

16' 2" x 11' 2" (4.93m x 3.40m)

Double glazed bay window to the front aspect. TV point. Two wall mounted radiators.

### Kitchen / Diner

16' 10" x 13' 3" (5.13m x 4.04m)

Wall and base units. Worksurfaces. Sink and drainer unit. Electric hob with hood over. Integrated oven. Wall mounted radiator. Double glazed window and french doors to the rear aspect.

### Utility Room

Base units. Sink and drainer unit. Space for white goods. Double glazed window to the side aspect. Double glazed door to the rear aspect.

## Bedroom One

12' 5" x 10' 2" ( 3.78m x 3.10m )

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

## En Suite

Shower cubicle, wash hand basin and low level WC. Wall mounted radiator. Double glazed window to the side aspect.

## Bedroom Two

13' 4" x 10' 4" ( 4.06m x 3.15m )

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

## Bedroom Three

11' 4" x 10' 8" ( 3.45m x 3.25m )

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

## Bedroom Four

10' 4" x 7' 4" ( 3.15m x 2.24m )

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 rear aspect.

## Outside

### Front Garden

Laid to lawn. Driveway for up to three vehicles.

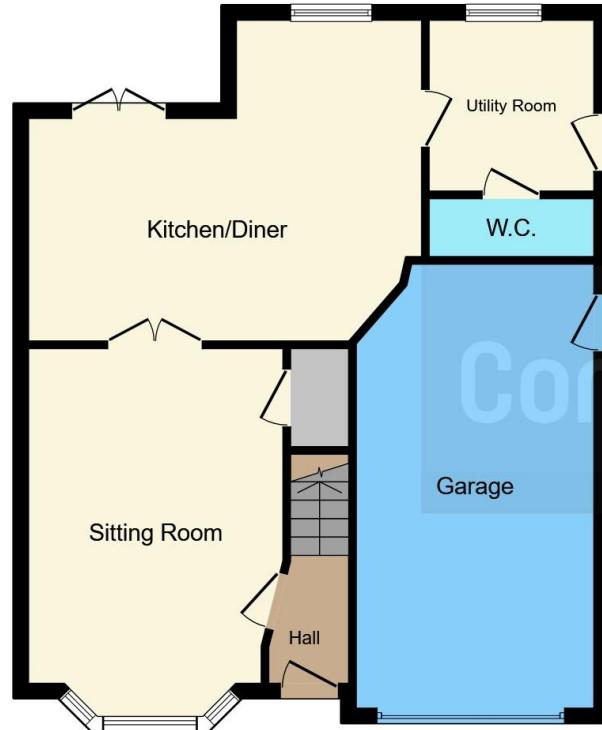
### Rear Garden

Laid to lawn. Patio. Enclosed by fencing.

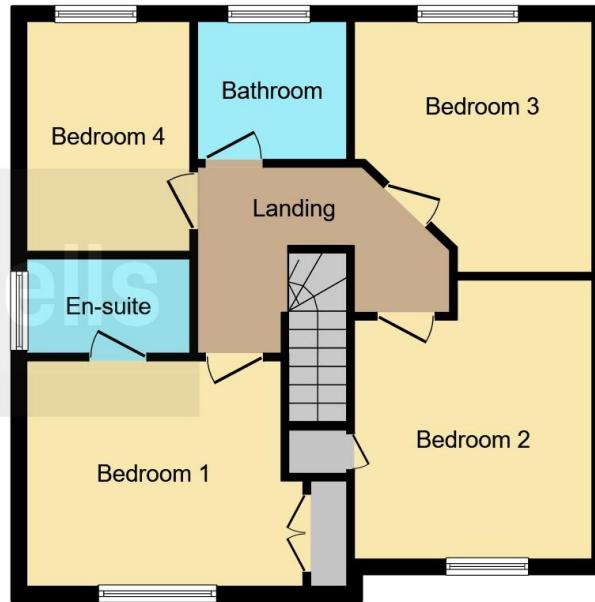








**Ground Floor**



**First Floor**

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EPC Rating: B    Council Tax  
 Band: E

Tenure: Freehold

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