



Connells

James Close
Upton Northampton

James Close Upton Northampton NN5 4GY

for sale
Offers Over £400,000



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.

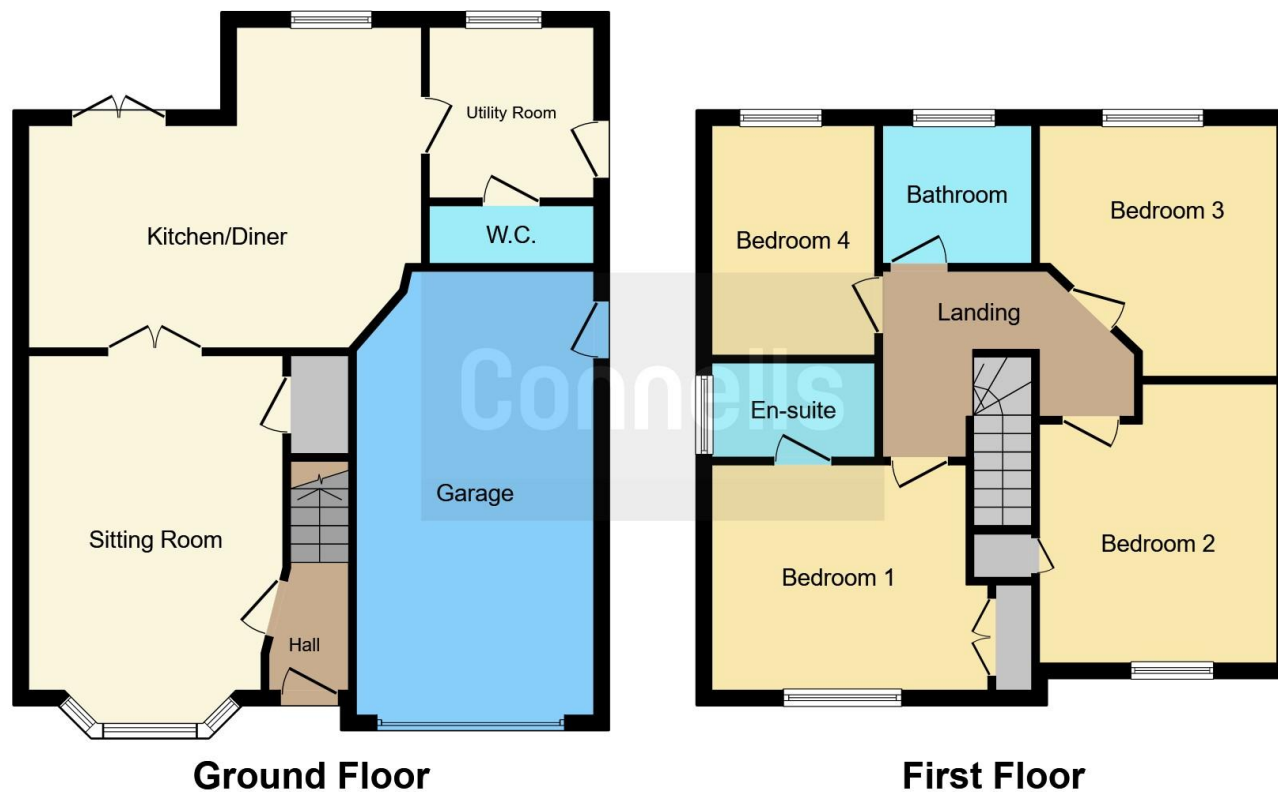
Rear Garden

Laid to lawn. Patio. Enclosed by fencing.









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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6 Wood Hill
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EPC Rating: B Council Tax
 Band: E

Tenure: Freehold

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