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GREENER **Country** HOUSES & COTTAGES



ESTATE AGENTS



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55 West Street, Upton, NN5 4XJ

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A modern four bedroom detached family home built in 2021 to a high specification with extras paid for by the current owners. The property is located within the Upton area on the Western side of town. The property accommodation comprises; entrance hall, sitting room, 24' kitchen/dining/family room along the back of the property with integrated appliances, sky light windows providing more natural light and bi-folding doors opening out onto the rear garden. There is also a cloakroom and utility room on the ground floor. On the first floor is bedroom one with Juliette balcony and en-suite, three further bedrooms and a family bathroom. Outside is an enclosed South facing rear garden, detached garage and further off road parking on driveway for two cars.

Price £485,000 Freehold

ACCOMMODATION

ENTRANCE HALL

14'6 x 6'4

Enter via double glazed front door to entrance hall. Stairs ascending to first floor with cupboard under. Tiled floor. Doors to all rooms.

CLOAKROOM

Two piece white suite comprising; low flush wc and wash hand basin set in vanity unit. Tiled floor. Frosted double glazed window to front aspect.



SITTING ROOM

17'8 x 11'2

Twin double glazed windows to front aspect and double glazed window to side.



KITCHEN/DINING/FAMILY ROOM

24'0 x 13'10

A range of matching base and eye level units comprising; one and a half bowl sink unit with mixer tap and cupboard under. Integrated induction hob with extractor fan over. Twin double oven, fridge/freezer and dishwasher. Tiled floor. Work surfaces and matching splash back areas. Double glazed window to rear aspect and four double glazed skylight windows for more natural light. Double glazed bi-folding doors to rear garden. Radiator.



KITCHEN AREA



UTILITY ROOM

9'3 x 5'7

Base and eye level units comprising; stainless steel single drainer sink unit with mixer tap and cupboard under. Integrated washing machine and space for tumble dryer. Cupboard housing gas boiler. Work surfaces and matching splash back areas. Double glazed door to driveway. Radiator.

LANDING

Access to loft space. Door to;



BEDROOM ONE

11'4 x 10'1

Double glazed French doors to front aspect with Juliette balcony. Twin double wardrobes. Radiator. Door to en-suite.



EN-SUITE

6'0 x 4'0

Three piece white suite comprising; double width shower cubicle, wash hand basin set in vanity unit and low flush wc. Tiled splash back areas and matching tiled floor. Frosted double glazed window to side aspect. Heated towel rail.



BEDROOM TWO

12'6 x 9'2

Double glazed window to front aspect with radiator under. Fitted twin wardrobes. Door to stairwell cupboard.



BEDROOM THREE

9'4 x 7'9

Double glazed window to rear aspect with radiator under.



BEDROOM FOUR

9'3 x 8'5

Double glazed window to rear aspect with radiator under.



BATHROOM

Three piece white suite comprising; panelled bath with mixer tap and fitted shower over. Wash hand basin set in vanity unit and low flush wc. Tiled splash back areas and matching tiled floor. Heated towel rail.



OUTSIDE

REAR GARDEN

South facing rear garden with paved patio area leading to lawn with shrub tree borders. Enclosed by fencing with side access.

GARAGE

Detached single garage to the side of the property with power and light connected. Off road parking on driveway for two cars.

SERVICES

Main drainage, gas, water and electricity are connected. (None of these have been tested).

LOCAL AMENITIES

The Upton area has retail shops, schools, children play area and Upton Country Park. The property is situated within walking distance from Sixfields Leisure Area which provides Cinema, Restaurants, Fitness Centre, Sainsburys Supermarket and other Retail Outlets. With good public transport links, Motorway access to M1 and situated 3 miles from Northampton town centre and 4 miles from Northampton train station.

HOW TO GET THERE

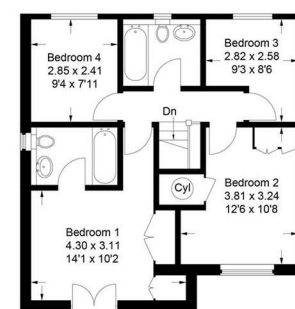
From Northampton town centre proceed in a westerly direction along the A4500 continuing through St James passing Northampton Saints Rugby ground and heading towards Sixfields. Proceed over the first two roundabouts and at the third roundabout turn left onto the A5076 Upton Way. Proceed over the first roundabout and turn right at the second into Upton onto the High Street. West Street can be found second on the left.

55 West Street

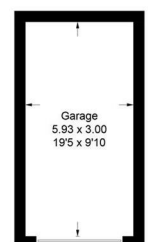
Approximate Gross Internal Area
Ground Floor = 69.3 sq m / 745 sq ft
First Floor = 54.8 sq m / 589 sq ft
Garage = 18.1 sq m / 194 sq ft
Total = 142.2 sq m / 1,530 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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