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## Parkside

Upton, Northampton, NN5 4EQ

TOTAL AREA: APPROX. 228.45 SQ. METRES (2459 SQ. FEET)

**THIS IMPRESSIVE CONTEMPORARY DETACHED HOME OFFERS APPROXIMATELY 2,880 SQ FT OF BEAUTIFULLY PRESENTED AND VERSATILE ACCOMMODATION, PERFECTLY DESIGNED FOR MODERN LIVING. A STANDOUT FEATURE IS THE EXPANSIVE SECOND FLOOR SUN TERRACE, ENJOYING STUNNING VIEWS OVER ADJOINING PARKLAND.**

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### GROUND FLOOR

- ENTRANCE HALL
- CLOAKROOM
- SITTING ROOM
- DINING ROOM
- KITCHEN / LIVING ROOM
- UTILITY ROOM

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### FIRST FLOOR

- LANDING
- BEDROOM TWO
- EN-SUITE
- BEDROOM THREE
- BEDROOM FOUR
- BATHROOM
- OFFICE

**£650,000 Freehold**

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### SECOND FLOOR

- LANDING
- BEDROOM ONE
- EN-SUITE
- BALCONY
- ROOF TERRACE

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### OUTSIDE

- REAR GARDEN
- DOUBLE GARAGE





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## THE PROPERTY

The ground floor comprises a welcoming entrance hall, cloakroom, and a bright sitting room with picturesque park views. There is a separate dining room featuring a striking full height window, also overlooking the park, and a superb open plan kitchen/dining room complete with a central island, log burner, and doors opening onto the garden - ideal for both everyday living and entertaining. A practical utility room completes this level.

On the first floor, bedroom two benefits from an en-suite shower room, alongside two further generous double bedrooms, a family bathroom, and a dedicated office, again enjoying attractive parkland views.

The entire second floor is devoted to the luxurious principal suite, featuring a dramatic glass gable end window with access to a private balcony. This level also includes an en-suite bathroom and a walk-in wardrobe. From the bedroom, there is direct access to a large sun deck and exercise area, offering elevated views across the parkland.

Externally, the landscaped rear garden is beautifully established with mature planting, creating a private and inviting space ideal for outdoor entertaining. The property further benefits from a double garage and secure off road parking.

EPC Rating TBC. Council Tax Band G.

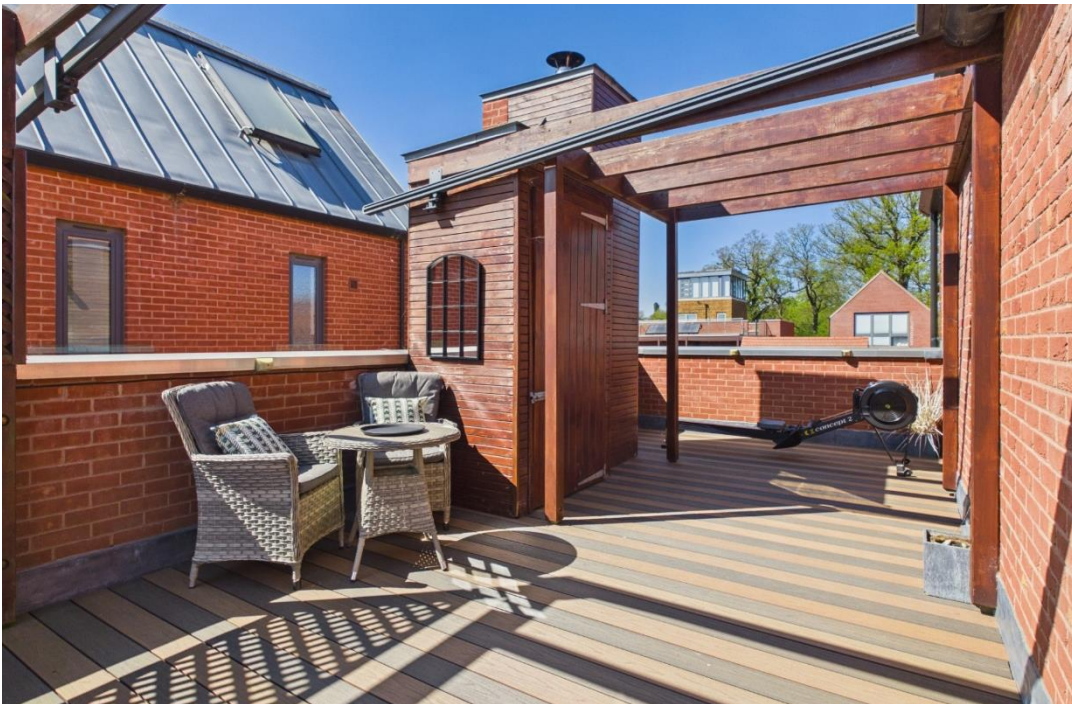
We have been advised of the following: -

Park Fee- £115 every 6 months

Review Date – TBC

Management Charge: £290 every 6 months

This information would need to be verified by your chosen legal representative.





## LOCATION

Upton is a new and ongoing development adjacent to Duston on the western outskirts of Northampton town centre less than 2 miles from M1 J15a. Renowned locally for receiving personal design and layout input from Prince Charles and The Princes Foundation, this eco-friendly development has since been visited by him on more than one occasion. Once fully completed this urban area will also have a convenience store, public house, café/restaurant, children's day nursery and office space. Across the A45 from Upton, Sixfields retail and leisure park which offers cinema, restaurants, ten pin bowling and gymnasium facilities is also home to Northampton Town Football Club 'The Cobblers' whose stadium was completed in 1994 following a move from the County Ground in the Abington district of Northampton and offers conference and athletics facilities.



## IMPORTANT NOTICE

Important Notice - 1. Viewings by appointment only through Jackson Grundy. 2. These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property. 6. Whilst we carry out our due diligence on a property before it is marketing and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions.



# FLOORPLAN

TOTAL AREA: APPROX. 228.45 SQ. METRES (2459 SQ. FEET)



Floor 0



Floor 1

Floor 2



**Approximate total area<sup>(1)</sup>**

2459 ft<sup>2</sup>

228.2 m<sup>2</sup>

**Balconies and terraces**

421 ft<sup>2</sup>

39.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

