

**78 West Street
Upton
NORTHAMPTON
NN5 4XL**

Offers Over £425,000



- **DETACHED FAMILY HOME**
- **BUILT IN 2022 BY SHELBOURNE ESTATES**
- **EN-SUITE TO MASTER BEDROOM**
- **DRIVEWAY & GARAGE**
- **GAS RADIATOR HEATING & DOUBLE GLAZING**

- **FOUR BEDROOMS**
- **FITTED KITCHEN / DINER**
- **DOWNSTAIRS CLOAKROOM**
- **ENCLOSED REAR GARDEN**
- **ENERGY RATING: B**

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

Built by Shelbourne Estates in 2022, this beautifully presented family home is situated on a sought-after development and offers well-planned, modern living throughout.

The ground floor features a spacious entrance hall, a cloakroom, a dual aspect lounge, and a stylish kitchen/diner complete with integrated appliances, along with a separate utility room.

Upstairs, the property offers four bedrooms, including an en-suite shower room to bedroom one, as well as a family bathroom.

Externally, the home benefits from a driveway providing access to the garage and an enclosed rear garden. Additional features include gas radiator central heating and uPVC double glazing throughout.

Ground Floor

Entrance Hall

Enter via double glazed door, windows to front aspect, doors leading to lounge, kitchen/diner and cloakroom, stairs rising to first floor.

Cloakroom

Fitted with a two piece suite comprising low level WC, vanity unit with inset sink, chrome ladder radiator.

Lounge

18'2" x 11'8" max (5.55 x 3.58 max)

Dual aspect windows to front and side.

Kitchen/Diner

18'2" x 11'8" max (5.55 x 3.57 max)

Fitted with a range of wall and base level units with work surfaces over, splashbacks, two built in ovens, fitted electric hob with aluminium splashback and extractor hood over, downlighters under units, built in fridge/freezer, built in dishwasher, dual aspect windows to front and rear garden, bi-folding doors to rear garden, dining area, door to utility room.

Utility Room

Fitted with base level units with work surface over, splashbacks, stainless steel sink and drainer unit with mixer tap over, built in washing machine, space for fridge/tumble dryer, under stairs storage cupboard, obscured double glazed door leading to driveway,

First Floor

Landing

Loft access, window to rear aspect, doors to all rooms.

Bedroom One

8'11" max x 10'11" (2.73 max x 3.34)

Dual aspect windows to front and side, built in wardrobe, door to en suite.

En Suite

Fitted with a three piece suite comprising vanity unit with inset sink, low level WC, walk in shower area with fitted shower over, obscured window to side aspect, extractor fan, tiled splashbacks, tiled flooring, chrome ladder radiator.

Bedroom Two

8'6" x 11'3" (2.60 x 3.43)

Dual aspect windows to front and rear.

Bedroom Three

8'2" x 8'3" (2.5 x 2.53)

Window to front aspect.

Bedroom Four

9'4" x 7'8" (2.85 x 2.35)

Window to side aspect.

Family Bathroom

Fitted with a three piece suite comprising low level WC, pedestal sink, panelled bath with fitted shower over, tiled splash backs, chrome ladder radiator, obscure window to rear aspect, extractor fan.

Externally**Front Garden**

Enclosed by low hedging with pathway to front door, driveway leading to garage.

Rear Garden

Brick wall enclosed, gated side access, laid to patio and lawn.

Agents Notes

Council Tax Band: E

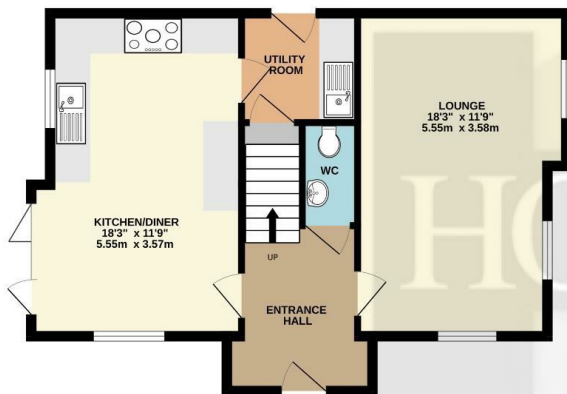
£140 management fees pa







GROUND FLOOR
554 sq.ft. (51.5 sq.m.) approx.



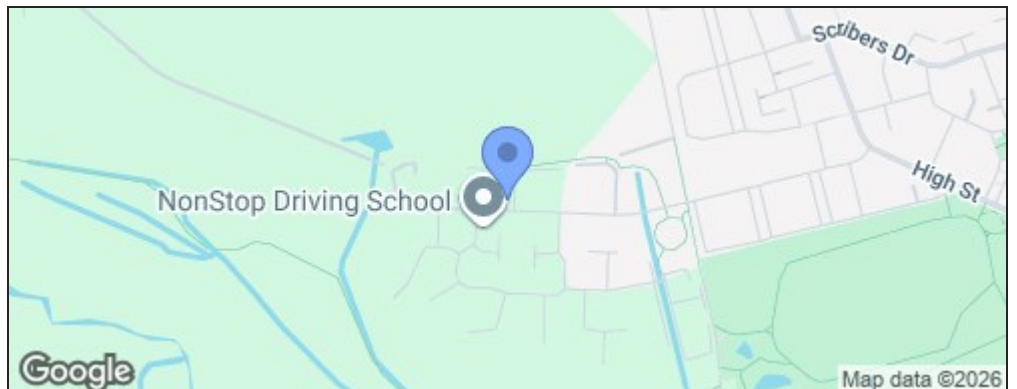
1ST FLOOR
554 sq.ft. (51.5 sq.m.) approx.



TOTAL FLOOR AREA : 1108 sq.ft. (102.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.