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Clickers Place, Upton
Northampton
Northamptonshire, NN5 4EB
£350,000 Town House



Department: Sales

Tenure: Freehold



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AN IMPRESSIVE AND BEAUTIFULLY PRESENTED THREE STOREY TOWNHOUSE OCCUPYING A PRIME CORNER POSITION. OFFERING SPACIOUS AND VERSATILE ACCOMMODATION, INCLUDING STYLISH RECEPTION ROOMS, A SUPERB KITCHEN, LUXURIOUS BATHROOMS AND A TOP-FLOOR SUITE. EXTERNALLY BENEFITTING FROM AN ENCLOSED, LOW-MAINTENANCE GARDEN, THIS ELEGANT HOME COMBINES CHARACTER, COMFORT AND MODERN LIVING IN A SOUGHT AFTER LOCATION. TO THE REAR IS AN ALLOCATED PARKING SPACE.

GROUND FLOOR

- HALLWAY
- WC
- KITCHEN/BREAKFAST ROOM
- LOUNGE/DINING ROOM

FIRST FLOOR

- LANDING
- BEDROOM (EN-SUITE)
- BEDROOM

SECOND FLOOR

- LANDING
- BEDROOM (EN-SUITE)
- BEDROOM

OUTSIDE

- ALLOCATED PARKING
- REAR GARDEN





THE PROPERTY

The ground floor of this property offers stylish and well-proportioned accommodation throughout. A welcoming entrance hall with high ceilings and elegant detailing creates an immediate sense of space. The generous sitting room features a charming fireplace and enjoys plenty of natural light, with a defined dining area ideal for entertaining. The well appointed kitchen is fitted with attractive shaker-style units, ample worktop space and a range style cooker, complemented by integrated appliances and space for casual dining. French doors provide access to the rear garden, making it perfect for everyday family living and hosting guests alike.

The first floor offers a bright and spacious landing with attractive balustrade and a light, neutral finish throughout. The principal bedroom is a generous double, complemented by a luxury family bathroom is beautifully appointed with full tiling, a freestanding bath, contemporary vanity unit and a large walk in rainfall shower with built-in seating, providing a true spa like experience. Finished to a high standard, the first floor continues the home's elegant and stylish presentation. A further well-proportioned bedroom enjoys dual aspect windows, allowing plenty of natural light

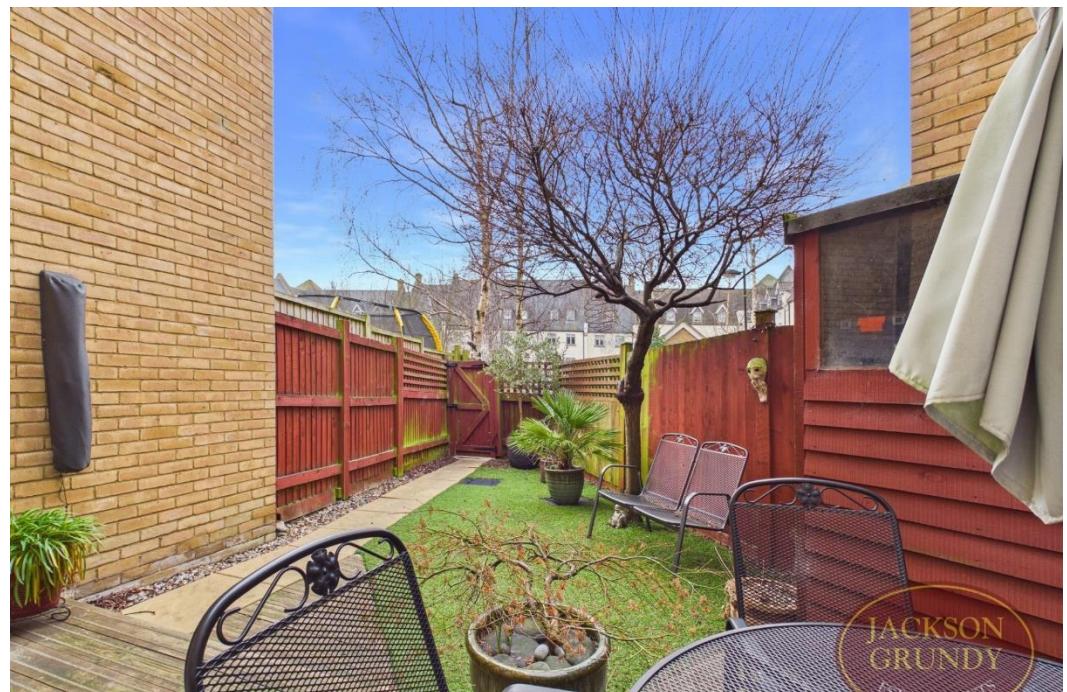
The top floor provides a versatile and well presented suite, ideal as a principal bedroom, guest space or home office completing this bedroom is a modern shower room fitted with a glazed shower enclosure, contemporary tiling, pedestal wash basin and WC. A separate bedroom offers further useful accommodation. This level offers privacy and flexibility, perfect for growing families or those working from home.

Attractive corner position with elegant double fronted façade, sash style windows and slate roof, set behind wrought iron railings in a sought after, characterful residential location.

Low maintenance enclosed garden with decking, artificial lawn and timber shed, providing a private and practical outdoor space ideal for relaxing and entertaining.

EPC Rating: C. Council Tax Band: D

We have been advised of the following charges:
£750 a year approximately for service charge and Land Trust.
This information would need to be verified by your chosen legal representative.





MATERIAL INFORMATION

Type	Town House
Age/Era	Ask Agent
Tenure	Freehold
Ground Rent	Ask Agent
Service Charge	Ask Agent
Council Tax	Band D
EPC Rating	C
Electricity Supply	Ask Agent
Gas Supply	Ask Agent
Water Supply	Ask Agent
Sewerage Supply	Ask Agent
Broadband Supply	Ask Agent
Mobile Coverage	Depends on provider
Heating	Ask Agent
Parking	Ask Agent
EV Charging	Ask Agent
Accessibility	Ask Agent
Coastal Erosion Risk	Ask Agent
Flood Risks	Ask Agent
Mining Risks	Ask Agent
Restrictions	Ask Agent
Obligations	Ask Agent
Rights and Easements	Ask Agent



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.

AGENTS NOTES

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. SQ. METRES (SQ. FEET)

