



37 James Close, Upton, Northamptonshire, NN5 4GY

HOWKINS &
HARRISON

37 James Close Upton,
Northamptonshire, NN5 4GY

Guide Price £395,000

Built in 2022 by Morris Homes this four bedroom detached family home occupies a prominent corner plot at the end of a cul-de-sac in the popular and conveniently located development of Upton.

Features

- Morris Homes built family home
- Sitting room
- Kitchen/breakfast room
- Utility & cloakroom
- Four bedrooms
- En-suite to master
- Garage & driveway
- Gardens
- Sought after location
- Energy Rating- B

Marketing Note

Some images have been virtually enhanced.



Location

Upton is an attractive and well-positioned village on the western edge of Northampton, offering a desirable balance of village surroundings and excellent access to the town's amenities. The area is particularly convenient for commuters, with good road links to the A45, A43 and M1, while Northampton railway station provides regular services to London Euston and Birmingham New Street. The village and surrounding area offer a range of everyday amenities, with nearby shopping, leisure facilities, schools, public houses and restaurants. Sixfields is within easy reach and provides a variety of retail and leisure facilities, including supermarkets, restaurants and a cinema. Upton is also known for its attractive green spaces and contemporary village design, with pleasant walks and open countryside accessible nearby.



Ground Floor



The ground floor accommodation is entered through a UPVC composite front door with modern Amtico flooring which continues into the kitchen/breakfast room, stairs rise to the first floor accommodation and access to the cloakroom and a door into the sitting room which enjoys a dual aspect. An impressive kitchen/breakfast room leads onto the garden via French doors, there are a selection of modern cabinets, working surfaces incorporating a sink unit, "Neff" gas hob and double oven, there is also an integrated dishwasher and fridge/freezer, the utility room comes with a sink unit, cupboard, plumbing for washing machine, concealed "Baxi" gas fired boiler, understairs cupboard and access to the rear of the house.

Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison. [Tel:01604-823456](tel:01604-823456)

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

Local Authority

West Northamptonshire Council.

[Tel:0300-1267000](tel:0300-1267000)

Council Tax Band- E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		94
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
WWW.EPC4U.COM		



Total area: approx. 105.1 sq. metres (1131.5 sq. feet)

Howkins & Harrison

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.