

**65 West Street
Upton
NORTHAMPTON
NN5 4XJ**

£325,000



- **THREE / FOUR BEDROOM TOWN HOUSE**
- **FIRST FLOOR SITTING ROOM**
- **ENCLOSED REAR GARDEN**
- **IMMACULATELY PRESENTED**

- **22'6" OPEN PLAN KITCHEN / DINING / FAMILY ROOM**
- **MASTER BEDROOM WITH EN-SUITE**
- **GARAGE & PARKING FOR TWO CARS**
- **ENERGY EFFICIENCY RATING: B**

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



PERSONAL • PROFESSIONAL • PROACTIVE

An immaculately presented and highly versatile three/four bedroom semi-detached town house, constructed in 2024 by Shelbourne Estates and situated within the popular Upton development.

Arranged over three floors and extending to approximately 1,087 sq ft, the accommodation has been designed particularly well for modern family living. The ground floor is dominated by an impressive open plan kitchen, dining and family room extending to over 22ft in length, fitted with a contemporary kitchen and integrated Siemens appliances, with bi-folding doors opening directly onto the rear garden. There is also an entrance hall and cloakroom/WC. On the first floor is a generous sitting room together with bedroom three, whilst the second floor provides the main bedroom with en-suite shower room, a further double bedroom and the family bathroom. Outside, the rear garden is enclosed and arranged with lawn and patio areas. A single garage is positioned alongside the property with driveway parking for two vehicles. Further benefits include uPVC double glazing and gas radiator heating.

Upton is well placed for access to Northampton, the M1, A45 and A43, while Upton Country Park, local schools, shops and everyday amenities are all within easy reach.

Ground Floor

Entrance Hall

Entered via the front door with stairs rising to the first floor and doors leading to the cloakroom/WC and open plan kitchen/dining/family room.

Cloakroom/WC

Fitted with a modern white suite comprising low-level WC and wash hand basin. The room is finished with attractive contemporary wall panelling.

Kitchen / Dining / Family Room

6.86m x 4.90m (22'6" x 16'1") A particularly impressive open plan living space extending across much of the ground floor. The kitchen is fitted with a comprehensive range of contemporary units with contrasting work surfaces and integrated Siemens appliances, together with a central island/breakfast area. There is ample space for both dining and informal seating areas, with herringbone style flooring running throughout and bi-folding doors opening onto the rear garden, providing plenty of natural light and creating a strong connection between the house and outside space

First Floor

Landing

Stairs rise from the ground floor with doors leading to bedroom three and the sitting room. Further stairs continue to the second floor.

Lounge

4.90m x 4.04m (16'1" x 13'3") A spacious principal reception room occupying much of the first floor, with excellent proportions and plenty of room for a range of lounge furniture. Windows and glazed doors provide good natural light.

Bedroom Three

2.82m x 2.74m (9'3" x 9'0") A well proportioned bedroom which would also work particularly well as a home office, nursery or occasional guest room.

Second Floor

Landing

Providing access to both bedrooms and the family bathroom.

Bedroom One

4.50m x 2.87m (14'9" x 9'5") A generous principal bedroom with space for a large double bed and additional bedroom furniture, together with access to the private en-suite shower room.

Ensuite

2.05m x 1.55m (6'9" x 5'1") Fitted with a modern suite comprising shower enclosure, wash hand basin and WC.

Bedroom Two

2.87m x 2.82m (9'5" x 9'3") Another good sized bedroom with space for a double bed and bedroom furniture.

Bathroom

2.38m x 2.05m (7'10" x 6'9") Fitted with a contemporary suite comprising panelled bath with shower over, wash hand basin and low-level WC.

Externally

Front

A neat, low maintenance frontage enclosed by clipped hedging, with a paved pathway leading to the front entrance.

Parking and Garage

Single garage with driveway parking for approximately two vehicles immediately in front.

Rear Garden

Agents Notes

West Northamptonshire Council

Council Tax Band: D

Anti-Money Laundering Checks: In accordance with current Anti-Money Laundering Regulations, we are required to carry out identity and verification checks on all purchasers.

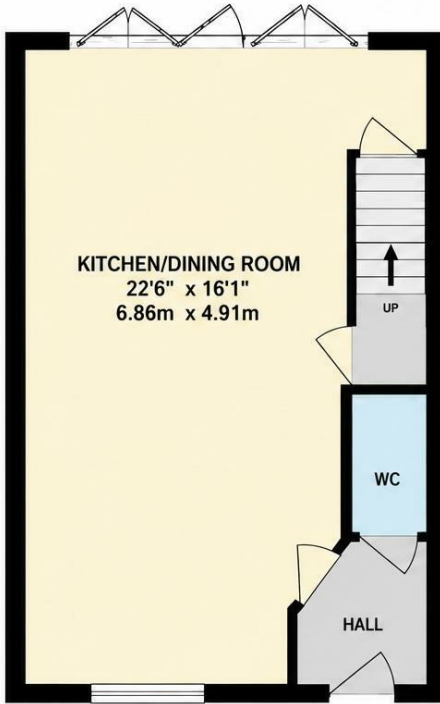
A charge of £15.00 including VAT per purchaser is payable to cover the cost of these checks.



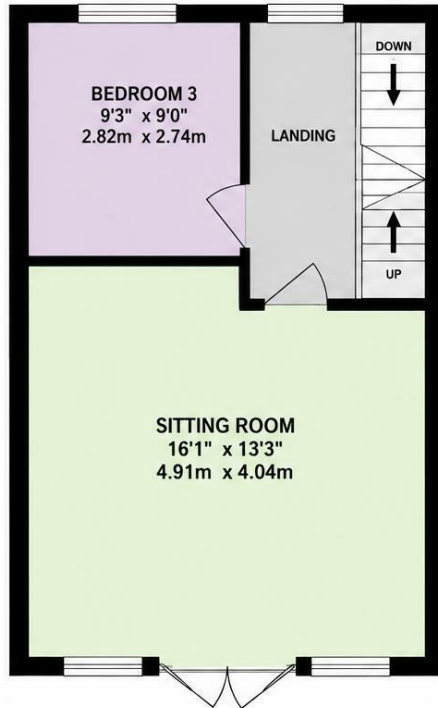




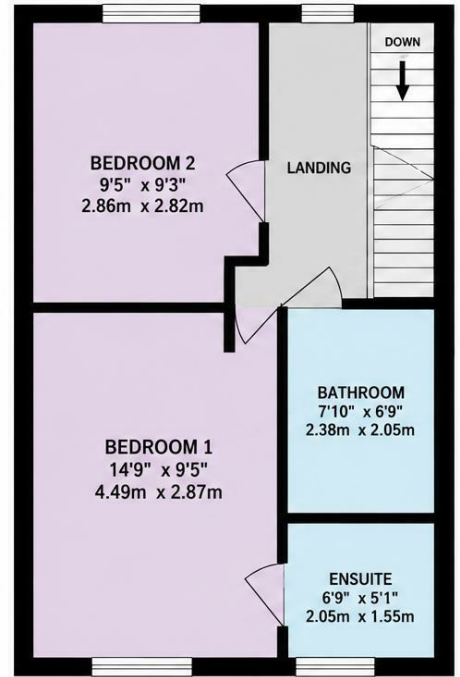
GROUND FLOOR
362 sq.ft. (33.7 sq.m.) approx.



1ST FLOOR
362 sq.ft. (33.7 sq.m.) approx.

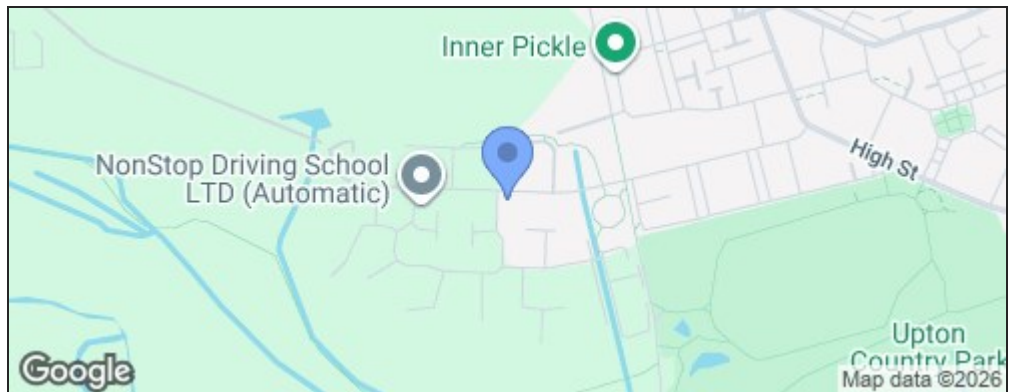


2ND FLOOR
362 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA: 1087 sq.ft. (101.0 sq.m.) approx.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(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		
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.