

**28 Clickers Drive
Upton
NORTHAMPTON
NN5 4ED**

£325,000



- **THREE STOREY**
- **FIVE BEDROOMS**
- **SEPARATE RECEPTION ROOMS**
- **DOUBLE GLAZING**
- **OFF ROAD PARKING**

- **TOWNHOUSE**
- **MASTER WITH EN SUITE**
- **GAS TO RADIATOR HEATING**
- **GARAGE**
- **ENERGY EFFICIENCY RATING: TBC**

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



PERSONAL • PROFESSIONAL • PROACTIVE

A modern townhouse presents an exceptional opportunity for families seeking a spacious and comfortable home. Boasting five well-proportioned bedrooms, this property is perfect for those who require ample living space. The two reception rooms provide versatile areas for relaxation and entertainment, ensuring that there is room for everyone to enjoy.

The property features two bathrooms, making morning routines a breeze for busy households. Additionally, a dedicated study offers a quiet space for work or study, catering to the needs of modern living.

For those with vehicles, the townhouse includes parking for two cars, a valuable asset in this bustling area. Above the garage, a charming coach house adds further potential, whether for additional storage or as a creative space.

Situated close to Upton Court Park, residents can enjoy the beauty of nature and outdoor activities just a stone's throw away. This location combines the convenience of urban living with the tranquillity of green spaces, making it an ideal choice for families and professionals alike.

In summary, this modern townhouse on Clickers Drive is a remarkable find, offering generous living space, practical amenities, and a prime location. It is a perfect opportunity for anyone looking to settle in a vibrant community in Northampton.

Ground Floor

Entrance Hall

Radiator, vinyl flooring, built in cupboard, stairs rising to first floor, doors to:

Cloakroom

Suite comprising low level W/C, hand wash basin, vinyl flooring, radiator.

Lounge

16'10" x 12'0" (5.15 x 3.67)

Radiator, vinyl flooring, double glazed window to rear, double glazed doors to rear, TV point.

Kitchen/Breakfast Room

14'3" x 8'7" (4.35 x 2.64)

Modern fitted kitchen comprising sink unit with base cupboard below, a range of floor standing cupboards with work tops above, tiling above work surfaces, eye level cupboards, built in gas hob with extractor fan above, built in double oven, fitted fridge/freezer, plumbing for dishwasher and washing machine, radiator, double glazed window to front.

First Floor

Landing

Radiator, stairs rising to second floor, doors to:

Bedroom One

16'10" x 12'0" (5.15 x 3.67)

Radiator, built in wardrobe, two double glazed windows to rear, doors to:

En Suite

Suite comprising double width shower cubicle with shower unit above, hand wash basin, low level W/C, vinyl flooring, heated towel rail.

Bedroom

10'11" x 9'3" (3.34 x 2.84)

Radiator, double glazed window to front.

Study/Bedroom

8'10" x 5'10" (2.71 x 1.78)

Radiator, double glazed window to front.

Second Floor**Landing**

Loft access, doors to:

Bedroom

16'11" x 8'8" (5.16 x 2.65)

Radiator, two double glazed windows to front.

Bedroom

9'6" x 9'2" (2.90 x 2.81)

Radiator, double glazed window to rear.

Bedroom

12'2" x 7'0" (3.71 x 2.15)

Radiator, double glazed window to rear.

Bathroom

Suite comprising bath unit with shower unit above, hand wash basin, low level W/C, tiled splash areas, radiator.

Externally**Rear Garden**

Paved patio area leading to decking area, stairs leading coach house.

Garage

Up and over door, power and light connected, door leading to rear garden, driveway in front of garage.

Coach House

16'5" x 7'11" (5.02 x 2.43)

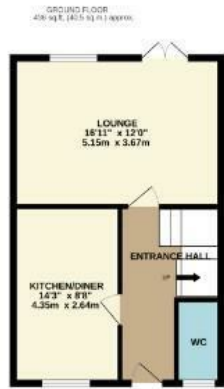
Electric heater, double glazed windows to front and rear.

Agents Notes

Council Tax Band: E



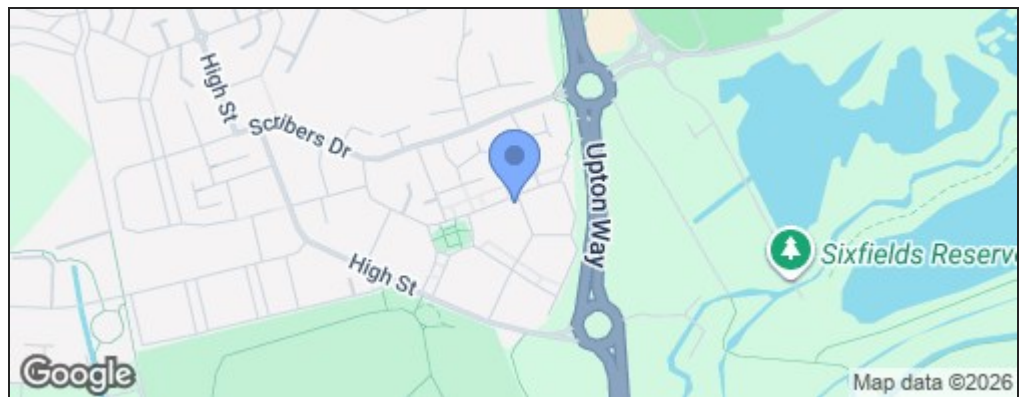




TOTAL FLOOR AREA : 1578 sq.ft. (146.6 sq.m.) approx.

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 |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.