

### LOCAL AMENITIES

The Upton area has retail shops, schools, children play area and Upton Country Park. The property is situated within walking distance from Sixfields Leisure Area which provides Cinema, Restaurants, Fitness Centre, Sainsburys Supermarket and other Retail Outlets. With good public transport links, Motorway access to M1 and situated 3 miles from Northampton town centre and 4 miles from Northampton train station.

### HOW TO GET THERE

From Northampton town centre proceed in a westerly direction along the A4500 Weedon Road to the roundabout junction with Upton Way. Continue straight over signposted towards Daventry along the A45 Weedon Road dual carriageway. At the next set of traffic lights turn left into Upton Valley Way North and then first left again into West Street where the property can be found on the left hand side.

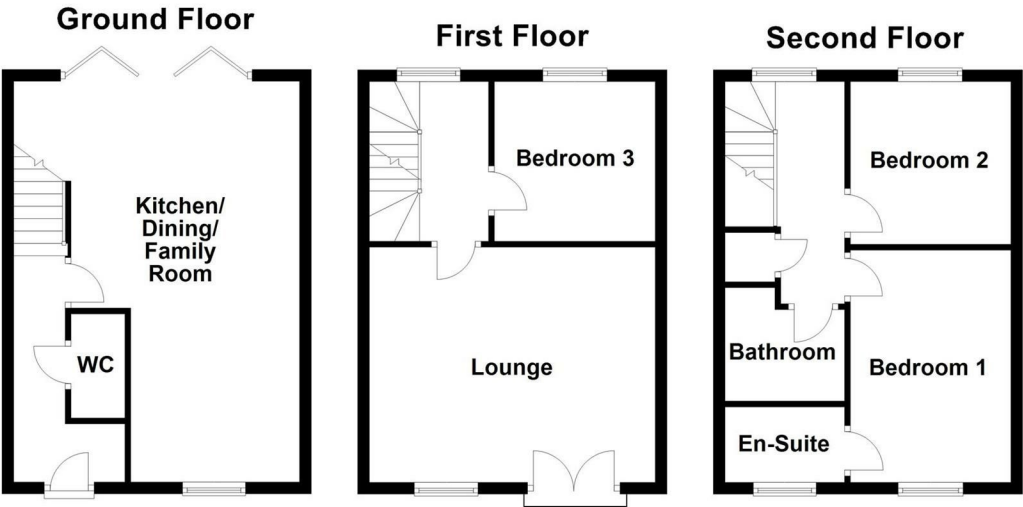
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### SERVICES

Main drainage, gas, water and electricity are connected.

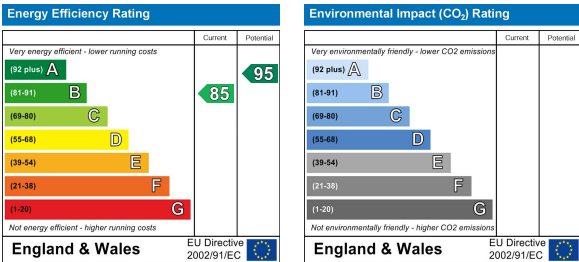
### COUNCIL TAX

West Northamptonshire Council - Band D



Not to scale. For illustrative purposes only

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## 232 West Street, Upton, Northampton, NN5 4GU



## Offers Over £325,000 Freehold

A very well maintained modern three bedroomed semi detached property built by Morris Homes in 2021 and situated on a quiet road in the popular residential area of Upton. The accommodation comprises entrance hall, cloakroom, open plan kitchen/diner/family room. To the first floor there is a lounge and bedroom three and to the second floor there are two further bedrooms and ensuite to the master and a family bathroom. Outside there is a front garden with driveway to the side giving off road parking leading to the single garage. The good size rear garden is mainly laid to patio and lawn and enjoys a sunny aspect and privacy.

# 232 West Street, Upton, Northampton, NN5 4GU

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

Enter via a UPVC double glazed front door with port hole window, coat hangers, radiator, stairs to first floor and door to:-

#### CLOAKROOM

Suite comprising WC, wash hand basin, radiator and extractor.

#### KITCHEN/DINING/FAMILY ROOM

22'4 x 16'1 maximum

The kitchen is fitted with a range of base and eye level units, modern worktops and splashbacks, stainless steel sink and drainer with chrome mixer tap, built in appliances include oven, hob and extractor, built in fridge/freezer, built in dishwasher, built in washing machine and UPVC double glazed window to the front. The kitchen area opens onto the a wider dining and family area.



#### DINING/FAMILY AREA

Radiator, space for dining table, space for sofa and UPVC double glazed bi-folding doors to the rear garden.



### FIRST FLOOR

#### LANDING

Radiator, stairs to first floor and UPVC double glazed window to the rear. Doors lead to:-

#### LOUNGE

16'0 x 13'1

UPVC double glazed window and UPVC double glazed french doors with Juliet balcony to the front and two radiators.



#### BEDROOM THREE

9'0 x 9'0

UPVC double glazed window to the rear and radiator.

### SECOND FLOOR

#### LANDING

Radiator, UPVC double glazed window to the rear, storage cupboard and doors to:-

#### BEDROOM ONE

13'0 x 9'0

UPVC double glazed window to the front, radiator and door to:-



#### ENSUITE

6'7 x 4'2

Suite comprising WC, wash hand basin, corner shower cubicle with glass door to shower, tiled splashbacks, chrome towel radiator, UPVC double glazed window with obscure glass to the front, extractor and spotlights.



#### BEDROOM TWO

9'2 x 9'6

UPVC double glazed window to the rear and radiator.



#### BATHROOM

6'7 x 6'3

Suite comprising WC, wash hand basin, panelled bath, tiled splashbacks, radiator and extractor.



### OUTSIDE

#### FRONT GARDEN

With bushes and enclosed by wrought iron fencing with pathway leading to the front door. Driveway to the side of the property giving off road parking for two to three vehicles and leading to the single garage.

#### SINGLE GARAGE

Up and over door with power and lighting.

#### REAR GARDEN

The rear garden has two patio areas with the remainder of the garden laid to lawn with flower and shrub borders, shed and the rear garden is enclosed by wood panel fencing and enjoys a sunny aspect and privacy.

For further information on viewing call 01604 230222