

Make the right move!



TOTAL FLOOR AREA: 1873 sq.ft. (174.0 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.  
Made with Metropix ©2023



**12 Parkside, Upton, Northampton. NN5 4EQ.**

**£585,000 Freehold**

Edward Knight Estate Agents are delighted to offer for sale this beautiful family home which benefits low maintenance eco-friendly cost-effective living with creative layout and style. Situated within the popular area of Upton, To the front aspect you have beautiful views of Upton Country Park. The property was constructed in 2006, mixing a truly unique 'grand design' award winning features with a beautiful contemporary living and technology. The accommodation briefly comprises: Entrance hall, hallway, kitchen/breakfast room, lounge/diner and a wc to the ground floor. Rising up to the first floor, landing, bedroom one and two both benefiting en suites and a further bedroom. Rising to the second floor, landing, two further double bedrooms and a family bathroom. Externally is a beautifully landscaped rear garden and secure gated car park providing two allocated parking space with additional parking to the front. Internal viewing highly recommended to appreciate the unique and creative style and space this family home has to offer. Offered with no onwards chain.

**PROPERTY MISDESCRIPTIONS ACT 1991**

The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The Agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

## Ground Floor

### Porch

### Hallway

Stairs leading to the first floor. Radiator. Doors into:

### Lounge

20' 0" x 15' 2" (6.10m x 4.62m) Double glazed window to the front aspect. Coving. Radiator. Electric fireplace.

### Kitchen/Diner

21' 10" x 11' 8" (6.65m x 3.56m) Fitted kitchen suite comprising of a range of base and eye level units with contrasting work surface mounted over. Inset one and a half bowl unit with mixer tap over. Fitted electric oven. Fitted induction hob with extractor built in. Large island with breakfast bar. Space and plumbing for washing machine and full size fridge and freezer. Radiator. Double glazed door to rear aspect. Double glazed window to the rear aspect. Large storage cupboard.

### WC

Two piece suite comprising: Low flush Wc. Wash hand basin. Radiator.

## First Floor

### Landing

Stairs leading to the second floor. Double glazed windows to the front aspect. Doors into:

### Bedroom One

15' 10" x 9' 5" (4.83m x 2.87m) Juliet balcony with double glazed French doors to the front aspect. Radiator. Coving. Door into:

### En Suite

Three piece suite comprising: Low flush Wc. Pedestal wash hand basin. Enclosed shower cubicle. Radiator.

### Bedroom Two

15' 10" x 9' 5" (4.83m x 2.87m) Double glazed French doors leading to a Juliet balcony to the front aspect. Radiator. Coving. Door into:

### En Suite

Three piece suite comprising: Low flush Wc, Wash hand basin. Enclosed shower cubicle. Radiator.

### Bedroom Five

9' 9" x 7' 4" (2.97m x 2.24m) Double glazed window to the rear aspect. Radiator.

## Second Floor

### Landing

Double glazed French doors to the front aspect. Two large Velux windows. Doors into:

### Bedroom Three

14' 7" x 11' 5" (4.45m x 3.48m) Two double glazed Velux windows to the front aspect. Radiator.

### Bedroom Four

14' 7" x 11' 5" (4.45m x 3.48m) Two double glazed Velux windows to the rear aspect. Radiator.

### Bathroom

Three piece suite comprising: Low flush Wc. Pedestal wash hand basin. Panelled bath with shower over. Chrome heated towel rail. Large double glazed obscured window to the rear aspect.

## Externally

### Front Garden

Path leading to the front entrance. large raised flower beds with mature Shrubs . Further additional parking spaces.

### Rear Garden

low maintenance south facing rear garden benefiting from a patio and decking area. Mature shrubs and trees. Timber gate leading to the secure gated car park which provides two allocated parking spaces.

