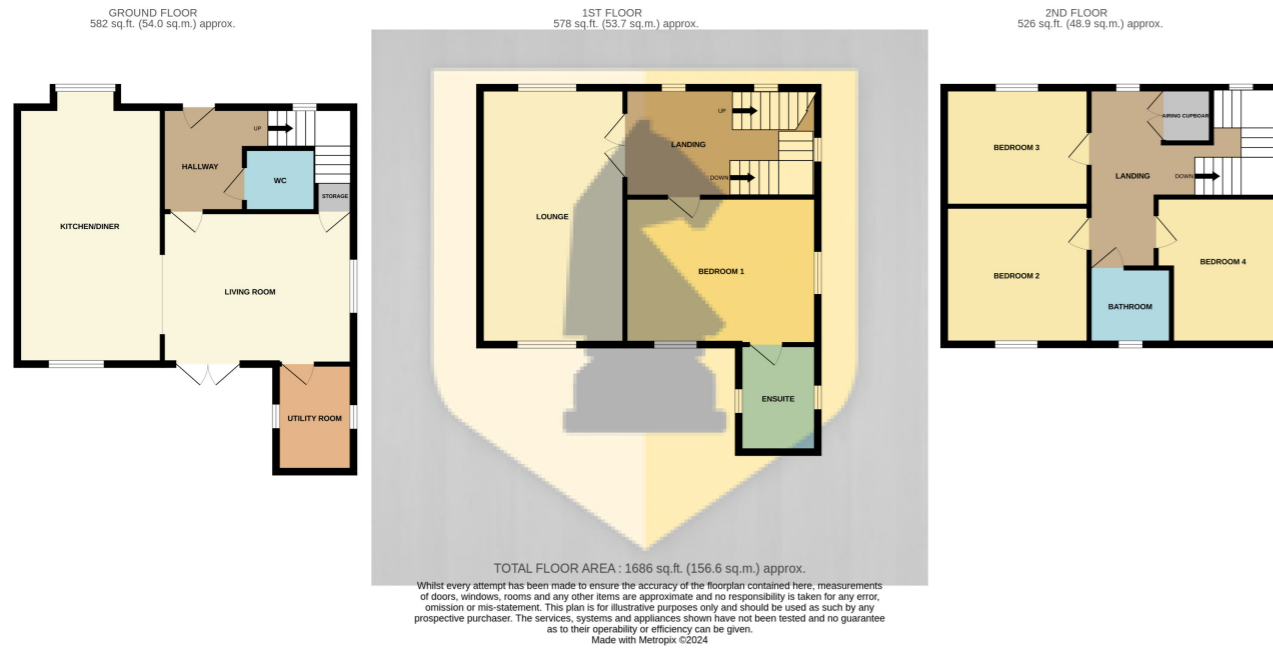


Make the right move!



7 West Street, Upton, Northampton. NN5 4EP.

£425,000 Freehold

Edward Knight Estate Agents are delighted to offer to the market this immaculately presented and spacious three storey semi detached four double bedroom family home. This stunning property has accommodation spread over three floors and briefly comprises; entrance hall, WC, kitchen/diner, family room and utility room. To the first floor there is a large landing area which leads to a lounge and master bedroom with en suite. To the second floor there are three further double bedrooms and a family bathroom. Externally there is a garden to the rear which is south facing as well as an allocated parking space. The property is in exceptional condition throughout and further benefits from gas heating and double glazing.

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

Entrance Hall

Entry via a hard wood door. Double glazed window to the front aspect. Radiator. Covings. Stairs leading to the first floor. Doors into:

Living Room

14' 11" x 11' 6" (4.55m x 3.51m) Double glazed window to the side aspect. Double glazed French doors leading to the rear aspect. Large storage cupboard. Two radiators. Opening into:

Kitchen/Diner

20' 0" x 11' 3" (6.10m x 3.43m) Fitted modern 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. integrated dishwasher, fridge and full size freezer. Radiator. Double glazed window to rear aspect. Double glazed bay window to the front aspect.

Utility Room

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. Space and plumbing for washing machine and tumble dryer. Wall mounted boiler. Radiator. Double glazed windows both side aspect.

WC

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

First Floor

Landing

Two double glazed windows to the front aspect. Radiator. Covings. Double doors into:

Lounge

20' 0" x 11' 3" (6.10m x 3.43m) Double glazed windows to both the front and rear aspect. Feature fireplace. Covings. Two radiators.

Bedroom One

15' 0" x 11' 6" (4.57m x 3.51m) Double glazed windows to both the side and rear aspect. Covings, Radiator. Door into:

En Suite

Three piece suite comprising: Low flush Wc. Pedestal wash hand basin. Panelled bath with shower over. Covings. Chrome heated towel rail. Radiator. Two double glazed obscured windows to both side aspects.

Second Floor

Landing

Three double glazed windows to both the front and side aspect. Large airing cupboard. Loft access. Radiator. Doors into:

Bedroom Two

11' 3" x 10' 6" (3.43m x 3.20m) Double glazed window to the rear aspect. Radiator. Covings.

Bedroom Three

11' 3" x 9' 1" (3.43m x 2.77m) Double glazed window to the front aspect. Radiator. Covings.

Bedroom Four

11' 6" x 9' 10" (3.51m x 3.00m) Double glazed window to the side aspect. Radiator. Covings.

Bathroom

Three piece suite comprising: Low flush Wc. Pedestal wash hand basin. Panelled bath with shower over. Radiator. Covings. Double glazed obscured window to the rear aspect.

Externally

Front Garden

Iron cast railing with steps leading to the front entrance.

Rear Garden

Enclosed south facing garden mostly laid to a paved patio with a lawn area. Timber shed. Timber gates to both the side and rear aspect.

Car Park

One allocated car parking space in a secure gated car park.

