

Make the right move!



GROUND FLOOR
625 sq.ft. (58.1 sq.m.) approx.

1ST FLOOR
594 sq.ft. (55.2 sq.m.) approx.



TOTAL FLOOR AREA: 1220 sq.ft. (113.3 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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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.

**133 Brunel Drive, Upton, Northampton. NN5
4AJ.**

£400,000 Freehold

Edward Knight Estate Agents are delighted to offer for sale this immaculately presented four bedroom detached family home situated in the popular location of Upton Grange. The accommodation briefly comprises; entrance hall, lounge, refitted kitchen/breakfast room, dining room and WC. To the first floor there are four double bedrooms with an en suite to the master and a family bathroom. Externally there is driveway for three at the front which leads to the integral garage and a landscaped garden to the rear which is not overlooked and enjoys a good degree of privacy. The property further benefits from a recently fitted kitchen suite and updated upvc double glazing, gas central heating and is offered for sale in excellent decorative order throughout. The property is also within easy reach of the M1 and is close to 15A and 16 Junctions and the Northampton Train Station.

Entrance Hall

Entry gained via a composite double glazed door with side panel window. Door to garage. Radiator. Stairs rising to the first floor.

Cloakroom

Fitted two piece suite comprising of a low flush WC and vanity unit incorporating a hand wash basin

Lounge

15' 1" x 11' 9" (4.60m x 3.58m) Sliding Doors and a window to the rear aspect. Fireplace and radiators.

Kitchen

8' 4" x 15' 2" (2.54m x 4.62m) Fitted modern kitchen suite comprising of a range of base and eye level units with work surfaces mounted over. Inset one bowl sink and drainer unit with mixer tap over. Fitted electric Rangemaster oven; ring gas hob with extractor fan mounted over. Built in fridge/freezer.

Dining Room

8' 4" x 10' 10" (2.54m x 3.30m) Upvc double glazed window to the front aspect. Radiator.

Bedroom 1

11' 2" x 12' 2" (3.40m x 3.71m) Fitted wardrobes with sliding doors. UPVC double glazed window to the front aspect and radiator. Door to en suite with three piece: WC, Basin and Shower.

En Suite

Fitted three piece suite comprising of a shower cubicle, sink and WC with a towel radiator and upvc double glazed window to the side aspect.

Bedroom 2

9' 4" x 15' 3" (2.84m x 4.65m) UPVC Window to front aspect. Radiator

Bedroom 3

8' 8" x 10' 8" (2.64m x 3.25m) UPVC Window to Rear aspect. Radiator

Bedroom 4

8' 4" x 11' 9" (2.54m x 3.58m) UPVC Window to rear aspect. Radiator

Bathroom

6' 6" x 7' 10" (1.98m x 2.39m) Fitted suite comprising of a low flush WC, hand wash basin and a panelled bath with fitted shower above. Tiling to water sensitive areas.

Rear Garden

A low maintenance garden which is great for entertaining. A deck leads to an artificial lawn. At the rear are two hardstandings for a summer house and a covered hot tub area (available by separate negotiation).

