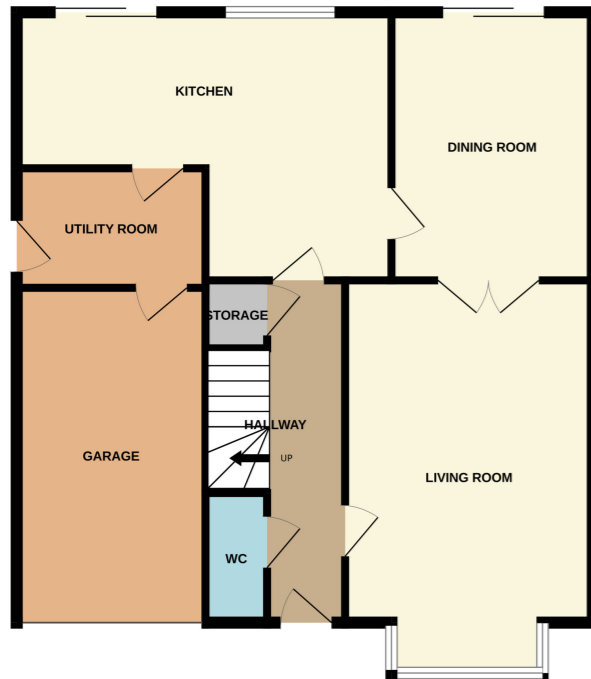


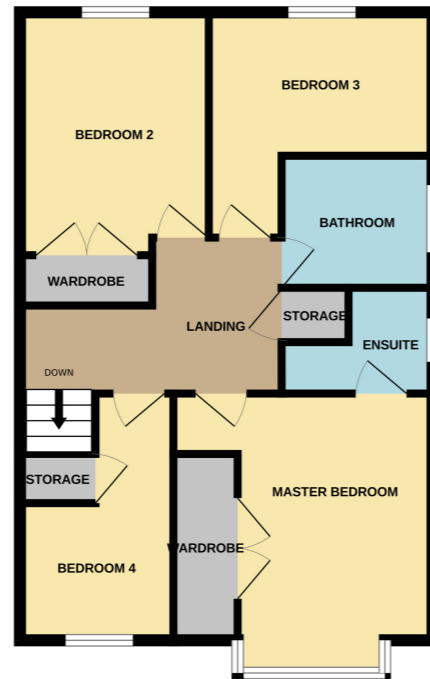
Make the right move!



GROUND FLOOR  
859 sq.ft. (79.8 sq.m.) approx.



1ST FLOOR  
631 sq.ft. (58.6 sq.m.) approx.



TOTAL FLOOR AREA: 1489 sq.ft. (138.4 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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29 Brunel Drive, Upton, Northampton. NN5 4AF

£435,000 Freehold

Edward Knight Estate Agents are pleased to offer to the market this immaculately presented four bedroom detached family home, ideally situated on Brunel Drive in the sought-after area of Upton, Northampton. The property benefits from a convenient location close to local shops, supermarkets, the town centre, and Sixfields Retail Park, making it perfectly suited for modern family living.

Upon entering the property, you are welcomed into a well-maintained hallway with useful under stairs storage and a ground floor W/C. The spacious living room provides a comfortable setting for relaxation, while the separate dining room offers an ideal space for entertaining. To the rear of the property, there is a large, beautifully presented kitchen with ample workspace and storage, complemented by a separate

**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.

### Entrance Hall

3' 10" x 15' 3" (1.17m x 4.65m)

Comprising of; Laminate Flooring. Access to Living room, W/C, Kitchen and storage cupboard. Stairs.

### Downstairs W/C

3' 0" x 6' 4" (0.91m x 1.93m)

Comprising of; Laminate flooring. Hand wash basin. W/C. UPVC double glazed window to the front aspect. Heated towel rail.

### Living Room

12' 1" x 16' 9" (3.68m x 5.11m)

Comprising of; Laminate flooring. Radiator. UPVC double glazed windows to the front aspect. Doors leading to dining room.

### Dining Room

10' 0" x 11' 8" (3.05m x 3.56m)

Comprising of; Carpet flooring. Radiator. UPVC double glazed sliding doors to the rear aspect. Door leading to Kitchen.

### Kitchen

18' 4" x 13' 1" (5.59m x 3.99m)

Comprising of; Laminate flooring. Eye level and base level kitchen units with worktop. Kitchen sink and draining board with mixer tap over. Integrated appliances such as; Microwave, Dishwasher, Electric Induction Hob with extractor fan over, Oven. Radiator. UPVC double glazed sliding doors leading to rear garden. UPVC double glazed window to the rear aspect.

### Utility Room

9' 5" x 5' 10" (2.87m x 1.78m)

Comprising of; Wall mounted new boiler. Base level storage units with worktop. Sink with mixer tap over. Storage cupboard. Door leading to Garage.

### Master Bedroom

11' 9" x 12' 7" (3.58m x 3.84m)

Comprising of; Carpet flooring. Built in wardrobe storage. Door leading to ensuite. UPVC double glazed bay window to the front aspect. Radiator.

### Ensuite To Master

7' 1" x 5' 2" (2.16m x 1.57m)

Comprising of; Laminate flooring. Wall tiles. W/C. Shower cubicle with shower fitted. Hand wash basin with mixer tap over. Heated towel rail. UPVC double glazed window to the side aspect.

### Bedroom Two

9' 1" x 11' 2" (2.77m x 3.40m)

Comprising of; Carpet flooring. Radiator. Built in wardrobe storage. UPVC double glazed window to the rear aspect.

### Bedroom Three

6' 6" x 10' 1" (1.98m x 3.07m)

Comprising of; Carpet flooring. Radiator. UPVC double glazed window to the rear aspect.

### Bedroom Four

7' 6" x 11' 8" (2.29m x 3.56m)

Comprising of; Carpet flooring. Radiator. Built in storage cupboard. UPVC double glazed window to the front aspect.

### Family Bathroom

7' 5" x 6' 5" (2.26m x 1.96m)

Comprising of; Laminate flooring. Wall tiles. W/C. Bath with fitted shower over and mixer taps. Hand wash basin with mixer tap over. UPVC double glazed window to the side aspect.

### Garage

Comprising of; Power and lighting. Up and over garage door.

