



30 High Street, Upton,  
Northampton. NN5 4EH



**EDWARD KNIGHT**  
ESTATE AGENTS



£400,000

Freehold

Edward Knight Estate Agents are pleased to present to the market this substantial and versatile four/five bedroom townhouse arranged over four floors, offering approximately 2,196 sq.ft. of accommodation and ideally suited to modern family living. The ground floor comprises a welcoming entrance hall with WC and useful storage cupboards, leading through to a spacious kitchen/breakfast room and an impressive family room to the rear, providing excellent entertaining and day-to-day living space.

On the first floor, the property continues to impress with a generous living room spanning the width of the home, alongside a separate dining room and a dedicated study, ideal for those working from home.

The second floor offers two well-proportioned double bedrooms, both benefiting from fitted wardrobe/storage space, together with a family bathroom and additional storage cupboards off the landing





## Ground Floor

### Entrance Hall

4' 5" x 16' 8" (1.35m x 5.08m)

Comprising of; Doors leading to: W/C, Kitchen & Family Room. Radiator. Stairs to the first floor.

### Kitchen

10' 6" x 16' 7" (3.20m x 5.05m)

Comprising of; UPVC double glazed window to the front aspect with fitted shutters. Eye level and base level kitchen storage units. Sink & Draining board with mixer tap over. Integrated appliances such as; Dishwasher, Fridge & Freezer, Electric oven and microwave, Gas hob with extractor fan over. Free-standing fridge/freezer. Space and plumbing for washing machine.

### Family Room

18' 9" x 13' 8" (5.71m x 4.17m)

Comprising of; UPVC double glazed windows and doors to the rear aspect with fitted shutters. Radiator. Wall mounted boiler. Bespoke in built storage cupboards. Storage.

### W/C

2' 1" x 7' 5" (0.64m x 2.26m)

Comprising of; W/C, Hand wash basin with mixer tap over. Radiator.

## First Floor

### Living Room

18' 7" x 13' 9" (5.66m x 4.19m)

Comprising of; UPVC double glazed windows to the rear aspect with fitted shutters. Bespoke in built storage. Fireplace. Radiator.

### Dining Room

9' 11" x 16' 9" (3.02m x 5.11m)

Comprising of; UPVC double glazed window to the front aspect with fitted shutters. Radiator.

### Study

8' 4" x 7' 7" (2.54m x 2.31m)

Comprising of; UPVC double glazed window to the front aspect with fitted shutters. Bespoke in built storage. Radiator.

## Second Floor

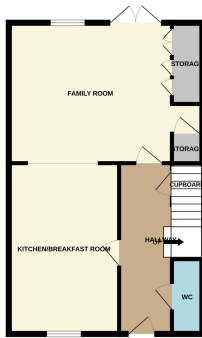
### Bedroom Two

17' 3" x 13' 9" (5.26m x 4.19m)

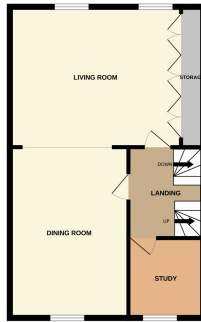


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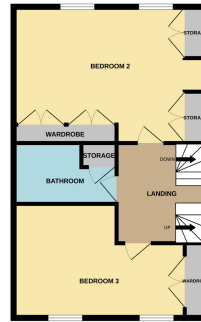
GROUND FLOOR  
597 sq.ft. (55.1 sq.m.) approx.



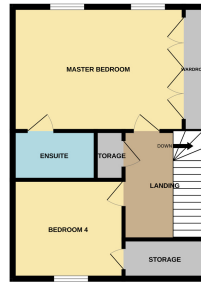
1ST FLOOR  
567 sq.ft. (52.7 sq.m.) approx.



2ND FLOOR  
567 sq.ft. (52.7 sq.m.) approx.



3RD FLOOR  
495 sq.ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA: 2196 sq.ft. (204.0 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.  
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