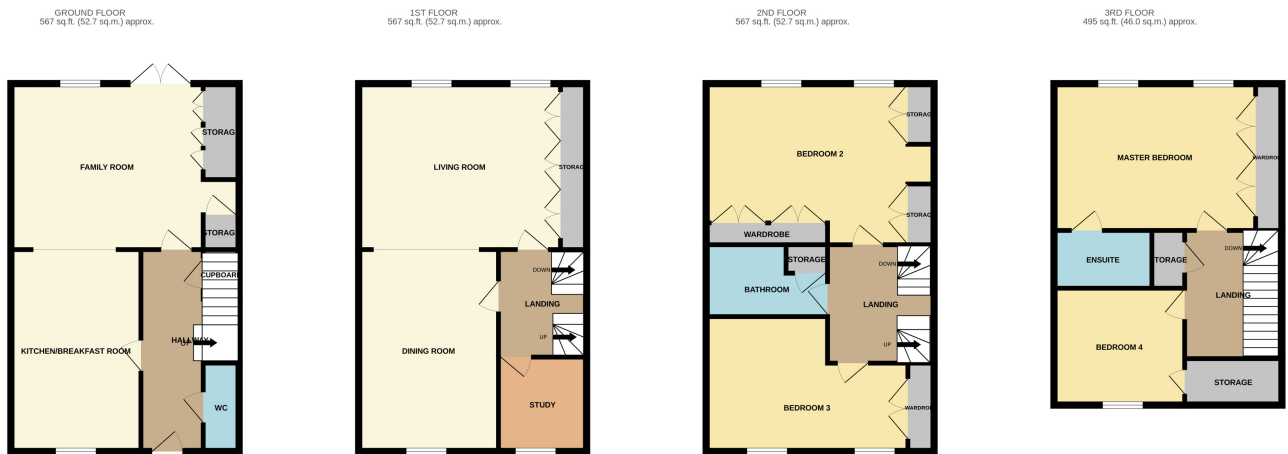


Make the right move!



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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30 High Street, Upton, Northampton. NN5 4EH.

£400,000 Freehold

Edward Knight Estate Agents are delighted to present this substantial four/five bedroom townhouse, offered to the market with NO ONWARD CHAIN and providing approximately 2,196 sq.ft. of versatile accommodation arranged over four floors.

The ground floor features a welcoming entrance hall with WC and storage, a spacious kitchen/breakfast room and an impressive family room opening onto the rear garden.

The first floor offers a full-width living room, separate dining room and study, with the dining room also offering potential as a fifth bedroom

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

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; wood framed double glazed window to the front aspect with fitted shutters. Eye level and base level kitchen storage units. Corian worktop and sink with 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; wood framed 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; wood framed 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; wood framed double glazed window to the front aspect with fitted shutters. Radiator.

Study

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

Comprising of; wood framed 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)

Comprising of; wood framed double glazed windows to the rear aspect with fitted shutters. Radiator. In built storage and space for dressing table. In-built wardrobe storage.

Bathroom

10' 0" x 6' 6" (3.05m x 1.98m)

Comprising of; Bath with shower over and privacy screen. W/C. Hand wash basin with mixer tap over. Storage cupboard.

Bedroom Three

18' 8" x 9' 11" (5.69m x 3.02m)

Comprising of; wood framed double glazed windows to the front aspect with fitted shutters. Built in wardrobe storage. Radiator.

Third Floor

Master Bedroom

18' 8" x 12' 1" (5.69m x 3.68m)

Comprising of; wood framed double glazed windows to the rear aspect with fitted shutters. Door leading to ensuite shower room. In built fitted wardrobes. Radiator.

Ensuite to Master Bedroom

8' 1" x 4' 8" (2.46m x 1.42m)

Comprising of; Shower cubicle with fitted shower. Hand wash basin with mixer tap. Mirrored storage unit. W/C.

Bedroom Four

10' 9" x 9' 7" (3.28m x 2.92m)

Comprising of; wood framed double glazed windows to the front aspect with fitted shutters. Radiator. Door leading to large storage/walk in wardrobe (7' 7" x 3' 9" (2.31m x 1.14m))

