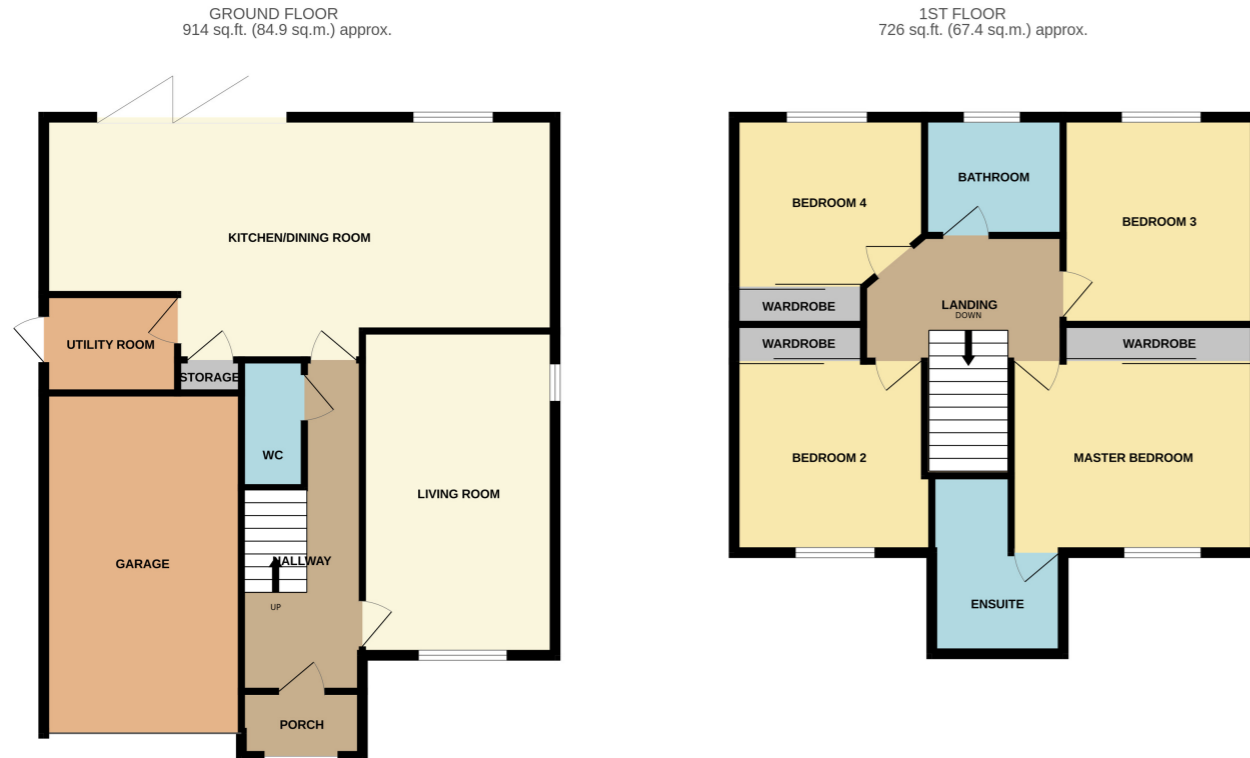


Make the right move!



TOTAL FLOOR AREA: 1640 sq.ft. (152.3 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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10 James Close, Upton, Northampton. NN5 4GY

£485,000 Freehold

CHAIN FREE | STUNNING 28FT OPEN PLAN KITCHEN/FAMILY ROOM | FOUR DOUBLE BEDROOMS

Edward Knight Estate Agents are delighted to present this beautifully appointed four double bedroom detached family home, occupying a sought-after position in Upton and offered to the market with no onward chain.

Designed for modern family living, the standout feature is the impressive 28ft open plan kitchen/dining/family room, flooded with natural light and opening onto the rear garden via bifold doors, creating a fantastic space for entertaining and everyday life.

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.

Tel: 01604 632433

www.edwardknight.co.uk

Entrance Hall

6' 8" x 19' 7" (2.03m x 5.97m)

Comprising of; Staircase. Doors leading to; Living Room, Kitchen/Dining Room, W/C.

Living Room

10' 7" x 17' 10" (3.23m x 5.44m)

Comprising of; Carpet flooring. Radiator. UPVC double glazed window to the front and side aspect.

W/C

3' 2" x 7' 0" (0.97m x 2.13m)

Comprising of; Laminate flooring. Hand towel holder, W/C, Floating hand wash basin with mixer tap over. Mirrored storage cupboard. Radiator.

Kitchen/Dining Room

28' 3" x 11' 9" (8.61m x 3.58m)

Comprising of; Laminate flooring. Eye level and base level kitchen units and drawers. Centre Island unit. Fridge/Freezer. One and a half sink with fitted draining board and mixer tap over. Double NERF electric oven. NERF electric hob with NERF extractor fan over. Radiator. Dishwasher. Extractor vent inbuilt. Double wall electrical sockets. Glass Cabinet/Sideboard. UPVC double glazed window and bifold doors to the rear of the property.

Utility Room

7' 0" x 5' 5" (2.13m x 1.65m)

Comprising of; Laminate flooring. Storage cupboards. Space, plumbing and electric for Washing Machine & Tumble Dryer. UPVC double glazed door to the side aspect.

Master Bedroom

13' 5" x 10' 5" (4.09m x 3.17m)

Comprising of; Carpet flooring. Fitted wardrobe with glass sliding doors. Radiator. UPVC double glazed window to the front aspect. Door leading to Ensuite bathroom.

Ensuite to Master Bedroom

7' 10" x 9' 9" (2.39m x 2.97m)

Comprising of; Tiled flooring & walls. Heated towel rail. Hand wash basin with mixer tap over. W/C. Shower cubicle with fitted shower. UPVC double glazed window to the front aspect.

Bedroom Two

10' 2" x 10' 5" (3.10m x 3.17m)

Comprising of; Carpet flooring. Fitted wardrobe with glass sliding doors. Radiator. UPVC double glazed window to the front aspect.

Bedroom Three

9' 5" x 11' 3" (2.87m x 3.43m)

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

Bedroom Four

10' 6" x 9' 4" (3.20m x 2.84m)

Comprising of; Carpet flooring. Fitted wardrobe with glass sliding doors. Radiator. UPVC double glazed window to the rear aspect.

Family Bathroom

7' 8" x 6' 6" (2.34m x 1.98m)

Comprising of; Tiled flooring. Full length heated towel rail. Hand wash basin with pedestal and mixer tap. W/C. Bath with privacy screen and shower over. UPVC double glazed window to the rear aspect.

