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The Crown Close, Upton Northampton Northamptonshire, NN5 4XH

£340,000 Semi-Detached











Department: Sales

Tenure: Freehold















LOCATED WITHIN A QUIET AND POPULAR RESIDENTIAL DEVELOPMENT, THIS BEAUTIFULLY PRESENTED MODERN FAMILY HOME OFFERS WELL-BALANCED ACCOMMODATION IDEAL FOR CONTEMPORARY LIVING.

## **GROUND FLOOR**

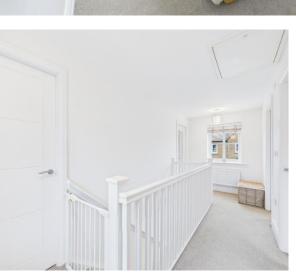
- HALLWAY
- LOUNGE
- KITCHEN/DINING ROOM
- UTILITY ROOM
- WC

## FIRST FLOOR

- BEDROOM ONE
- EN-SUITE
- BATHROOM
- BEDROOM TWO
- BEDROOM THREE

# OUTSIDE

- GARAGE/DRIVEWAY
- REAR GARDEN











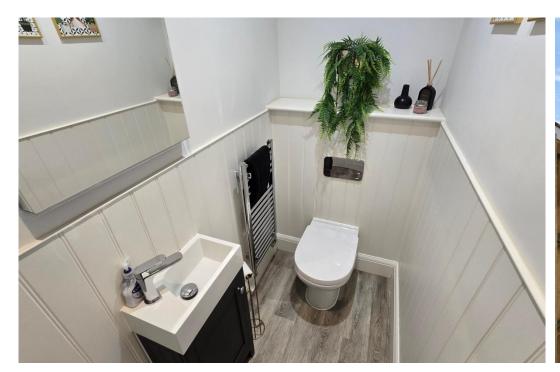
# THE PROPERTY

Located within a quiet and popular residential development, this beautifully presented modern family home offers well-balanced accommodation ideal for contemporary living. The property opens into a welcoming entrance hall leading to a spacious and light-filled living room, finished in neutral tones. To the rear, a stylish open-plan kitchen and dining area features modern units, integrated appliances and ample space for family dining, with views and access to the rear garden.

Upstairs, the home offers a generous principal bedroom with fitted wardrobes, a further double bedroom and a well-proportioned third bedroom, ideal as a nursery or home office, all served by a modern family bathroom.

Externally, the property benefits from an enclosed rear garden with patio and lawn, perfect for outdoor entertaining. Additional features include driveway parking and a garage. Conveniently situated for local schools, amenities and transport links.

EPC Rating: B. Council Tax Band: C.





## MATERIAL INFORMATION

Type Detached
Age/Era Ask Agent
Tenure Freehold
Ground Rent Ask Agent
Service Charge Ask Agent
Council Tax Band C

EPC Rating B

Electricity Supply Mains
Gas Supply Mains
Water Supply Mains
Sewerage Supply Mains

Broadband Supply Ask Agent

Mobile Coverage Depends on provider
Heating Gas Central Heating
Parking Driveway, Garage

EV Charging Yes Private
Accessibility Ask Agent
Coastal Erosion Risk Ask Agent
Flood Risks Ask Agent
Mining Risks Ask Agent
Restrictions Ask Agent
Obligations Ask Agent
Rights and Easements Ask Agent

## LOCATION

Upton is a new and ongoing development adjacent to Duston on the western outskirts of Northampton town centre less than 2 miles from M1 J15a. Renowned locally for receiving personal design and layout input from Prince Charles and The Princes Foundation, this eco-friendly development has since been visited by him on more than one occasion. Once fully completed this urban area will also have a convenience store, public house, café/restaurant, children's day nursery and office space. Across the A45 from Upton, Sixfields retail and leisure park which offers cinema, restaurants, ten pin bowling and gymnasium facilities is also home to Northampton Town Football Club 'The Cobblers' whose stadium was completed in 1994 following a move from the County Ground in the Abington district of Northampton and offers conference and athletics facilities.

## **AGENTS NOTES**

1. Viewings by appointment only through Jackson Grundy. 2. These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property. 6. Whilst we carry out our due diligence on a property before it is marketing and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions.

# **FLOORPLAN**

# TOTAL AREA: APPROX. SQ. METRES (SQ. FEET)

