



18 Webb Drive, Upton, Northampton, NN5 4EL
£395,000 Freehold

An impressive and rarely available five double bedroomed townhouse boasting over 2300sq feet of flexible living accommodation spread over four storeys, nicely situated adjacent to Upton Country Park. Accommodation comprises; cloakroom, large kitchen-diner that is open plan to the family room to the ground floor, formal sitting room, lounge/snug and study to the first floor. To the second floor is the 20ft master bedroom with en-suite, two further double bedrooms (one with an en-suite shower room), and laundry room. The third floor has two further double bedrooms, both serviced by a modern Jack & Jill en-suite bathroom. Externally is a low maintenance walled rear garden, with the garage and parking accessed via electric gates. This unique property is well presented throughout and benefits from Category 5 network cabling for direct internet access. EPC: D

Impressive five bedroom townhouse | Spacious accommodation over four floors | Three en-suite bathrooms | Large open plan kitchen-diner-family room | Two further reception rooms | Secure parking & garage

modern marketing · traditional values

ENTRANCE HALL

Entry via hardwood door. Walnut flooring. Radiator. Stairs rising to first floor landing. Large storage cupboard. Doors to family room & kitchen-diner. Door to:

WC

Fitted with a white two piece suite comprising wall mounted hand wash basin with mixer tap over and low level WC. Tiled floor with further tiling to water sensitive areas. Radiator. Water recycling system for front garden. Heater exchange vent. Recessed spotlighting.

FAMILY ROOM 4.42m x 3.18m (14'6 x 10'5)

Double glazed sash window to front elevation. Radiator. Walnut flooring continued from entrance hall. Feature spotlighting. Opens into:

KITCHEN/DINER 3.63m x 5.64m (11'11 x 18'6)

A spacious modern kitchen-diner comprising of a range of wall mounted and base level cabinets and drawers with roll top work surface over. one and a half bowl sink and drainer unit with mixer tap over. Integrated double oven gas hob and filter canopy. Space for table with feature lighting over. Further recessed spotlighting. Tiled floor with further tiling to water sensitive areas. Double glazed window to rear elevation. Double glazed French doors to garden.

FIRST FLOOR LANDING

Radiator. Walnut flooring. Stairs rising to second floor landing. Doors to connecting rooms.

SITTING ROOM 3.66m x 5.66m (12 x 18'7)

Continuation of walnut flooring. Radiator. Feature gas fireplace with marble hearth. Fitted cabinets to chimney recesses. Feature framed space for wall mounted television which can be electronically concealed Two double glazed sash windows to rear elevation. Double doors to:

LOUNGE 4.67m x 2.95m (15'4 x 9'8)

A more informal reception space with walnut flooring. Double glazed sash window to front elevation and radiator. Double doors to first floor landing.

OFFICE/STUDY 1.88m x 2.59m (6'2 x 8'6)

Walnut flooring. Radiator. Recessed spotlight. Double glazed sash window to front elevation.

SECOND FLOOR LANDING

Double glazed sash window to front elevation. Stairs rising to third floor landing. Doors to connecting rooms.

MASTER BEDROOM 6.35m x 4.95m (20'10 x 16'3)

An impressive spacious master suite benefitting from a feature liquid fuel fire with panelled surround. Double glazed sash bay window to front elevation. Double glazed window to rear elevation. Two radiators. Bespoke panelling to one wall. Door to:

EN-SUITE 1.63m x 2.29m (5'4 x 7'6)

A refitted 'wet room' comprising of a wall mounted hand wash basin with mixer tap over, concealed cistern WC, and wall mounted mains shower. Tiled floor with further tiling to water sensitive areas. Heated towel rail. Heated mirror. Double glazed sash window to rear elevation. Recessed spotlighting and heat exchange vent. Heated floor.

BEDROOM TWO 3.66m x 4.29m (12 x 14'1)

Another spacious double bedroom with two double glazed sash windows to rear elevation. Two radiators. Door to:

EN-SUITE 2.08m x 1.24m (6'10 x 4'1)

A refitted bathroom comprising of a double sized shower enclosure with mains shower over, wall mounted hand wash basin with mixer tap over, and concealed cistern low level WC. Heated mirror. Tiled floor with further feature tiling to two walls. Recessed spotlighting. Heated flooring.

BEDROOM FIVE 3.15m x 2.95m (10'4 x 9'8)

A double bedroom currently fitted out as a spacious dressing room with a variety of fitted shelving, hanging space and drawers. Double glazed sash window to front elevation. Radiator. Recessed spotlighting. Motion sensor lighting.

LAUNDRY ROOM 1.93m x 2.92m (6'4 x 9'7)

Tiled floor and splashbacks. Work surface with space and plumbing below for washer dryer. Pedestal hand wash basin and low level WC. Recessed spotlighting. Radiator. Heat exchange vent. Drying rail. Cupboard housing water tank. Motion sensor lighting.

THIRD FLOOR LANDING

Radiator. Doors to connecting rooms.

BEDROOM THREE 2.64m x 4.09m (8'8 x 13'5)

A double bedroom with double glazed sash window to rear elevation. Radiator. Door to Jack & Jill en-suite.

BEDROOM FOUR 3.63m x 3.20m (11'11 x 10'6)

Another double bedroom with double glazed sash window to front elevation. Radiator. Eaves storage cupboard. Door to Jack & Jill en-suite.

EN-SUITE 2.62m x 1.47m (8'7 x 4'10)

A refitted en-suite bathroom servicing both top floor bedrooms. Comprising of bath with telephone style mixer tap over, cabinet mounted hand wash basin with mixer tap over, and low level WC. Tiled floor with further tiling to two walls. Heated mirror. Recessed spotlighting. Heated floor.

FRONT GARDEN

Low maintenance frontage enclosed by wrought iron fencing. Gated parking and garage accessed via wrought iron gates to the right of the property.

REAR GARDEN

A low maintenance walled garden laid to decking with planted flower and shrub borders. External power points. Gated access into secure courtyard parking area.

GARAGE

A single garage with a remote controlled electric wooden up and over door. Ample secured off street parking.

AGENTS NOTES

We have been advised by the vendor of the following charges, payable annually:

£180 - for upkeep of the communal green spaces.

£280 - for upkeep of rear courtyard parking area and maintenance of electric gates.

You are advised to have this information verified by your chosen legal representative.

Energy Efficiency Rating



Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] 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 [iii] Photographs illustrate parts of the property as were apparent at the time they were taken [iv] Any areas, measurements, distances or illustrations are approximate for reference only [v] We 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.

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Total area: approx. 208.5 sq. metres (2244.1 sq. feet)



LOCAL AREA INFORMATION

Upton is a new and ongoing development 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, cafe/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'. Sixfields Stadium was completed in 1994 following a move from the County Ground in the Abington district of Northampton and offers a 7653 all seater stadium as well as conference and athletics facilities.

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