

# Whites

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## Clickers Drive, Upton One Northampton NN5 4ED



**£319,995**

Located in the pioneering Paul Newman development 'Upton One', positioned on the west of Northampton providing close links to motorway junctions 15a & 16, and the A45 Nene Valley Way. This superb four bedroom town house is built in a Georgian style and faces a large green. The ground floor accommodation comprises of an entrance hall with downstairs WC. To the front is the kitchen/breakfast room with modern kitchen including oven and hob. To the rear is the living room with French doors onto the garden. The first floor has the largest bedroom to the front with ensuite shower room with basin and low level WC the second generous bedroom is to the rear. The second Floor has two further double bedrooms and the family bathroom with a bath, basin and w.c. There is off road parking into the rear garden accessed via gates onto a communal area that is also gated. Further benefits include double glazed sash windows where specified and Villavent ventilation heating bringing together a great family home.



### **Front Garden**

Metal fencing that borders mature hedges with a pathway to the middle leading to the front door.

### **Enter Via:**

Wooden door with obscured double glazed windows above into;

### **Hallway**

Single panel radiator, stairs to first floor, under stairs storage cupboard housing the electric meter, consumer unit and Villavent control. There are doors to the Kitchen/diner, lounge and downstairs WC.





**Kitchen/Diner**

15'5" x 9'0" (4.7 x 2.75)

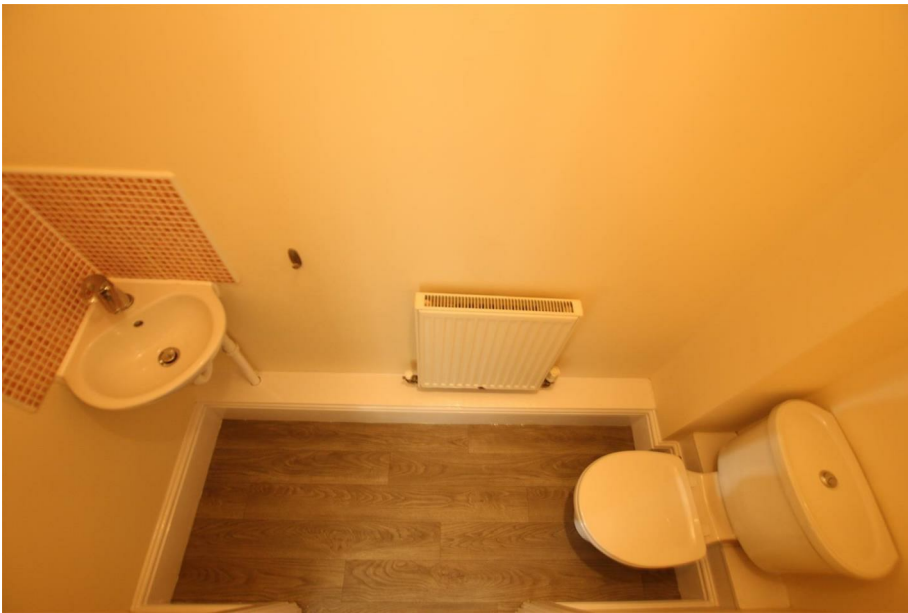
Double panel radiator, double glazed sash window to front, tiled flooring, tiled splash backs, range of base and eye level units incorporating a stainless sink with drainer, four ring gas hob with stainless extractor above and oven. There is also space for a washing machine, dishwasher and freestanding fridge/freezer.



**Living Room**

16'10" x 11'9" (5.14 x 3.59)

One single and one double radiator, double glazed window and patio doors overlooking the rear garden.



**Downstairs WC**

Single panel radiator, wall mounted wash hand basin and low level WC.

**First floor landing**

Single panel radiator, stairs to second floor and doors into two bedrooms.



**Bedroom One**

16'10" x 7'3" (5.14 x 2.22)

Double panel radiator, two double glazed sash windows to front, built in wardrobe and door to en-suite.



**En-suite**

Double panel radiator, pedestal wash hand basin, double shower and low level WC.



**Bedroom Two**

16'10" x 10'5" (5.14 x 3.2)

Two double panel radiators, two double glazed windows to rear and feature fireplace.

**Second floor landing**

Doors to two bedrooms, family bathroom and storage cupboard housing the water tank.



**Bedroom Three**

16'11" x 8'6" (5.16 x 2.61)

Single panel radiator and double glazed sash.



**Bedroom Four**

17'0" x 7'1" (5.19 x 2.18)

Double panel radiator, double glazed sash and spacious storage cupboard.



**Family Bathroom**

Double panel radiator, three piece white suite with pedestal wash hand basin, bath with shower attachment and low level WC.



**Rear garden**

Decked area with step down to pathway leading to the rear of the garden. The pathway has laid lawn to each side and planting borders. To the rear of the garden there is a paved parking space with double gates into the communal gated area.

**Agent note**

Please note that some photos are from Archive and may not be representative of the current condition.

**Charges**

We have been advised by the owner of the following current charges please note these are subject to change

1. IPM - Half yearly service charge of £278.78
2. Land Trust Residential Services Limited - Half yearly service charge of £133.76

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	<b>77</b>	<b>87</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	