

7 Clickers Drive

**NORTHAMPTON
NN5 4ED**

£350,000



- **FIVE BEDROOM TOWN HOUSE**
- **SPACIOUS LOUNGE/DINER**
- **DRIVEWAY & GARAGE**
- **ENERGY EFFICIENCY RATING: C**

- **TWO EN-SUITE BEDROOMS**
- **FAMILY BATHROOM & WC**
- **POPULAR LOCATION**

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Space is certainly not in short supply with this substantial five bedroom family home, offering approximately 1,779 sq. ft. of versatile accommodation arranged over three floors. Situated within the popular Upton development, the property offers an excellent layout for modern family life, with generous reception space on the ground floor and five bedrooms spread across the two upper floors.

The ground floor centres around an impressive 21' lounge/dining room, providing plenty of space for both relaxing and entertaining, with a large rear bay and French doors opening directly onto the garden. To the front is a fitted kitchen, whilst the entrance hall also provides useful storage and a cloakroom/WC. The first floor offers three bedrooms and the family bathroom. Two of the bedrooms benefit from built-in storage, whilst the fifth bedroom provides excellent flexibility as a child's bedroom, nursery, dressing room or dedicated home office. Occupying the entire second floor are two particularly generous double bedrooms, both enjoying their own en-suite shower rooms. Bedroom two also benefits from a walk-in wardrobe, making this floor particularly well suited to families with older children, guests or those simply looking for a little more privacy and space.

Outside, the enclosed rear garden has been designed with relatively low maintenance in mind, with a patio and artificial lawn. The property also benefits from off road parking and a garage.

Upton remains a popular and convenient location, well placed for local amenities, schools and excellent road links, including easy access to the A45 and M1, whilst Northampton town centre is also readily accessible.

Ground Floor

Entrance Hall

A welcoming entrance with stairs rising to the first floor, useful storage cupboard and doors to the principal ground floor rooms.

Cloakroom/WC

Fitted with a low level WC and wash hand basin.

Kitchen

17'8" x 8'9" (5.38m x 2.67m) A well proportioned kitchen fitted with a range of wall and base units with work surfaces over. Sink and drainer with mixer tap, fitted electric oven and grill, gas hob with extractor over and space and plumbing for appliances. Tiled flooring, radiator and UPVC double glazed window to the front.

Lounge/Dining Room

21'4" x 16'5" (6.50m x 5.00m) Undoubtedly one of the highlights of the property, this impressive reception room offers plenty of space to create separate sitting and dining areas. A large bay to the rear incorporates French doors opening directly onto the garden, an excellent connection between the house and outside space.

First Floor

Landing

Stairs rising to the second floor and doors to:

Bedroom Three

14'11" x 9'3" (4.55m x 2.82m) A generous bedroom overlooking the rear with built-in storage, radiator and UPVC double glazed window.

Bedroom Four

14'11" x 9'3" (4.55m x 2.82m) Another well proportioned bedroom with built-in storage, radiator and UPVC double glazed window to the front.

Bedroom Five

12'7" x 6'11" (3.84m x 2.11m) A versatile fifth bedroom which would work equally well as a nursery, dressing room or home office. UPVC double glazed window to rear and radiator.

Family Bathroom

6'2" x 6'11" (1.88m x 2.11m) Fitted with a three piece suite comprising panelled bath, pedestal wash hand basin and low level WC.

Second Floor

Bedroom One

16'9" x 16'6" (5.11m x 5.03m)

An impressive principal bedroom of excellent proportions with plenty of space for additional bedroom furniture. UPVC double glazed window to rear, radiator and access to the private ensuite.

Ensuite

9'3" x 6'11" (2.82m x 2.11m) Fitted with a three piece suite comprising double shower enclosure, pedestal wash hand basin and low level WC.

Bedroom Two

17'3" x 12'11" (5.26m x 3.94m) A superb second double bedroom, again offering excellent proportions and benefiting from a walk-in wardrobe together with its own ensuite. UPVC double glazed window to front and radiator.

Ensuite

6'2" x 4'6" (1.88m x 1.37m) Fitted with a shower enclosure, pedestal wash hand basin and low level WC.

Externally

Parking

The property benefits from off road parking together with a garage.

Rear Garden

An enclosed rear garden with patio and artificial lawn, providing a relatively low maintenance outside space.

Agents Notes

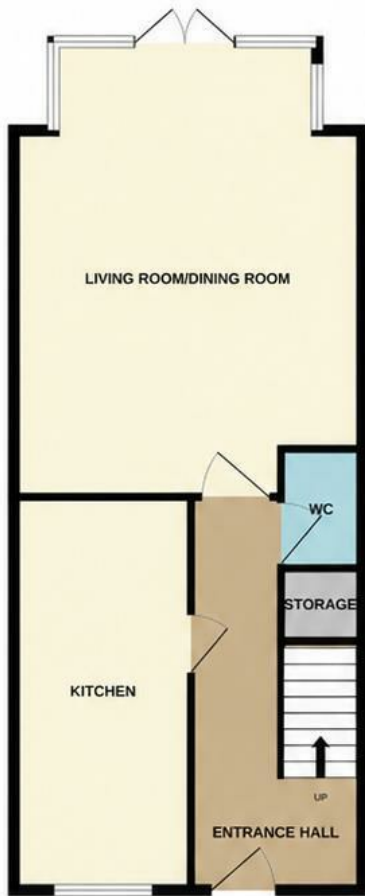
West Northamptonshire Council

Council Tax Band: E

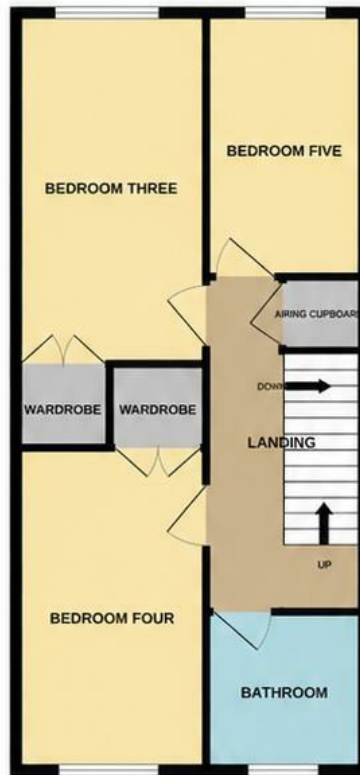




GROUND FLOOR
655 sq.ft. (60.8 sq.m.) approx.



1ST FLOOR
502 sq.ft. (46.6 sq.m.) approx.



2ND FLOOR
523 sq.ft. (48.5 sq.m.) approx.

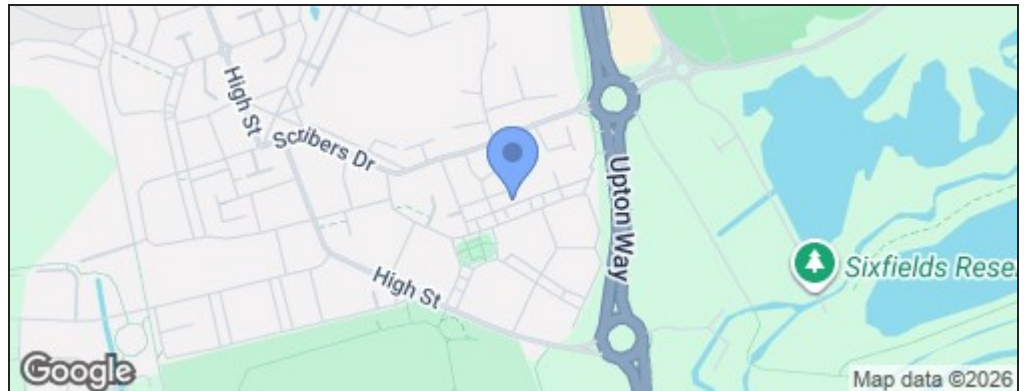


TOTAL FLOOR AREA : 1779 sq.ft. (165.3 sq.m.) approx.

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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.