



19 ASHBY WOOD DRIVE  
Upton, Northampton, NN5

 **DAVID COSBY**  
ESTATE AGENTS







# 19 Ashby Wood Drive

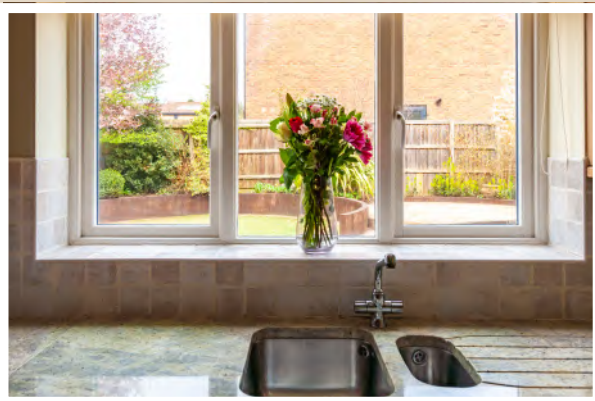
Upton, Northampton, NN5

**£475,000 (Guide Price)**

- Contemporary Design
- Detached
- Six bedrooms
- Three bathrooms
- Three reception rooms
- Utility
- Ground floor cloak room
- Off-Road parking with carport (enclosed)
- Landscaped rear garden
- Award winning eco-development

## Description

A stylish 6 bed contemporary home situated on a good-sized corner plot just a few minutes' walk from Upton Country Park. Constructed in accordance with a strict design code and in partnership with The Prince's Foundation, 19 Ashby Wood Drive will make a lovely and spacious family home.



19 Ashby Wood Drive is located on a corner plot in the popular Upton estate which itself is situated to the south western outskirts of Northampton. The property is just a few minutes' walk to Upton Country Park; a delightful nature reserve boasting 126 hectares.







# The Property

## Entrance hall:

The main entrance hall is accessed via a panel door with upper double-glazed pane beneath a projecting canopy. The entrance hall is finished with marble floor tiles and is neutrally decorated. Oak effect flush doors lead to the principal ground floor rooms and natural lighting is provided by a casement window adjacent to the entrance door. Carpeted stairs lead to the first-floor accommodation and have painted timber newel posts and balustrades with a useful understairs cupboard below. A security alarm has been installed with a range of PIR sensors and door contacts throughout the property.

## Kitchen:

A dual aspect kitchen with a good range of contemporary modern base and wall units with quartz work surfaces and built-in appliances including electric oven, five-ring gas hob with extract hood over, and dishwasher.

The marble effect flooring has been extended through from the entrance hall and recessed spotlights have been installed to the ceiling. There is a further mains backup smoke detector installed.

An inset sink with stainless steel mixer tap is situated beneath a 3-unit window overlooking the rear aspect and providing good natural lighting throughout the kitchen.

## Utility:

The utility area leads directly off from the kitchen and has matching marble effect floor tiles and contemporary base and wall units with quartz worktops. There is an inset sink with stainless steel mixer tap and double panel obscure glazed door providing access to the rear garden.

## Dining room:

The dual-aspect dining room to the front aspect has two windows providing good south-facing natural lighting and an engineered timber flooring.

## Living room:

The large sitting room is another dual-aspect area with large three-unit south facing window and engineered timber floor. There is a further three-unit window to the front elevation.

## Cloak Room:

The cloakroom has a window to the front aspect and marble effect floor tiles. A modern WC and wash hand basin have been installed.

## Family room:

The good-sized dining room has a high-level window to the front aspect and double-glazed French door opening out onto the delightful, landscaped garden. The marble effect floor tiles extend through from the entrance hall. This space is built with a living green roof; a specially engineered rooftop that can support vegetation and plant life to the benefit of the environment. It also serves as a filter to rainwater which is diverted to the harvesting system for re-use.



19 Ashby Wood Drive has been designed to blend the contemporary with the local vernacular. The front façade is set back behind railings and brick piers and there are feature gabled projections with brick corbellings.

# The Property

## First Floor Landing:

The first-floor landing has Oak effect flush doors leading to 4 bedrooms and the family bathroom. A mains backup smoke detector has been fitted. Half-winder carpeted stairs lead to the second-floor accommodation.

## Master Bedroom:

The dual aspect master bedroom is a good-sized double situated to the front left-hand side of the property. With feature recessed windows to the side and front elevation gables providing a flood of natural light to the room. There is a 3-door mirrored built-in wardrobe plus additional single door mirrored wardrobe providing plentiful space for clothes and storage.

## Master Ensuite:

The ensuite to the master bedroom has marble effect tiled flooring and recessed lights to the ceiling. Mechanical extract ventilation has been installed. Appliances include large shower cubicle with glazed screen, WC, and wash hand basin with vanity unit.

## Bedrooms Two, Three and Four:

The remaining three bedrooms at first floor level are neutrally decorated double rooms with casement windows and carpeted flooring.

## Second Floor Landing:

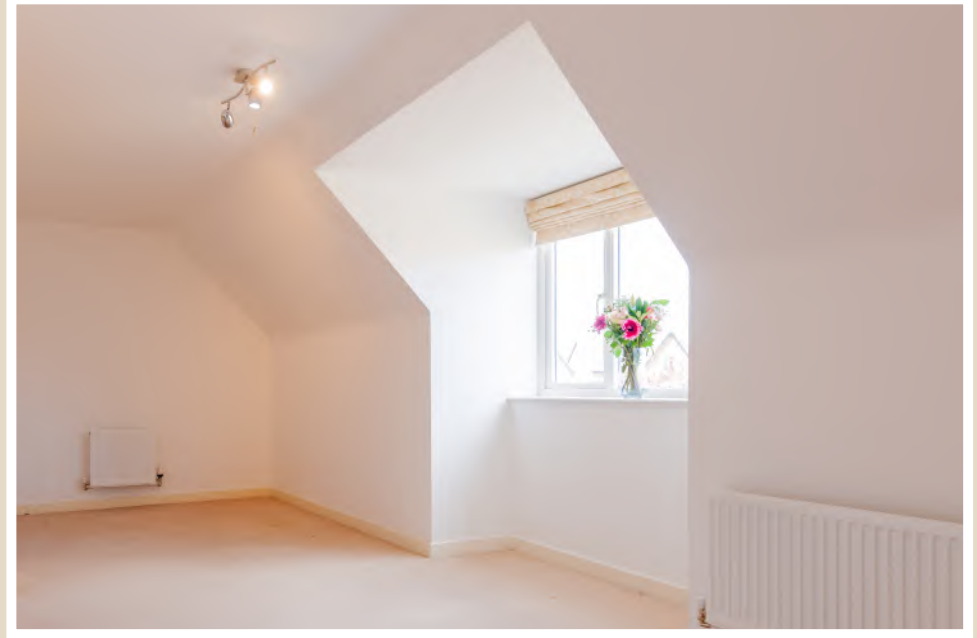
The carpeted landing has Oak effect flush doors leading to the two second-floor bedrooms. A mains backup smoke detector has been fitted and there is a hinged ceiling hatch providing access to the roof void. An Oak effect flush door provides access to the airing cupboard which houses a large thermal store.

## Second Floor Bedrooms:

The two double bedrooms at second floor level are carpeted and neutrally decorated with sloping ceilings and have built-in wardrobes.

## Shower room:

The neutrally decorated shower room has WC, wash hand basin and shower cubicle with glazed screen. The floor is finished with ceramic tiles and there are recessed spotlights to the ceiling. Mechanical extract ventilation has been installed.





## Outside Areas

### Front & Side Aspects:

19 Ashby Wood Drive has been designed to blend the contemporary with the local vernacular. The front façade is set back behind railings and brick piers and there are feature gabled projections with brick corbellings. There is gated side access to the rear garden and a block paviour drive leading to the carport (currently enclosed). The boundary wall to the rear garden has been formed from hewn ironstone.

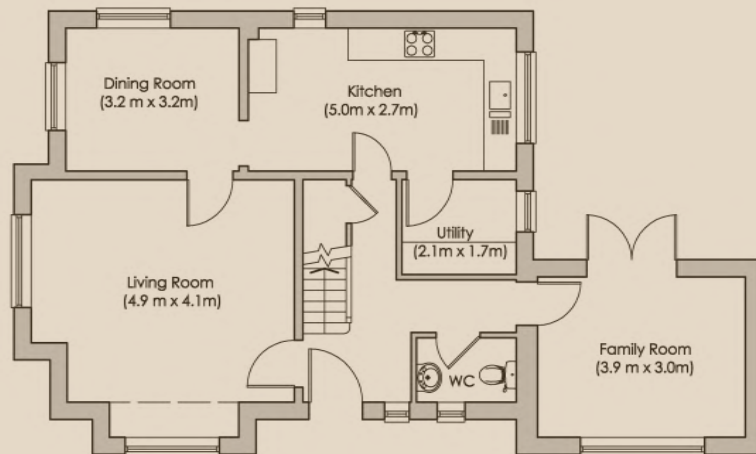
The carport is located adjacent to the western elevation of the property and is currently in use as a workshop / storage area.

### Rear Garden:

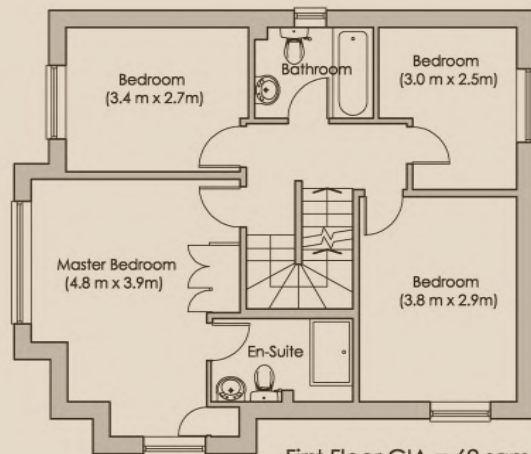
The delightful landscaped rear garden is a tranquil space with helical stone patios, lawned area, and raised planters with curved timber retaining walls.



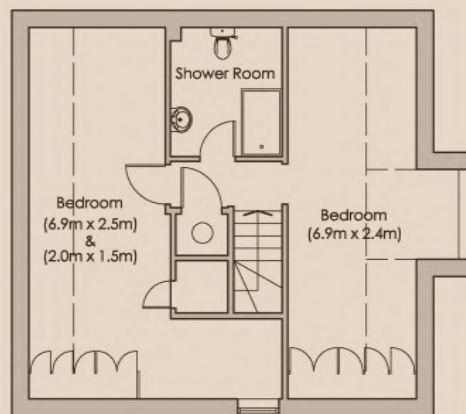




Ground Floor GIA = 75 sqm



First Floor GIA = 62 sqm



Second Floor GIA = 52 sqm

All measurements are approximate and for display purposes only.

TOTAL AREA (GIA) : 189 sqm



**Local Authority:** West Northamptonshire Council

**Council Tax:** Band G

**EPC:** Rating C

**Services:** Gas, Water, Drainage, Electricity, and Solar Tiles to Roof.

#### Agent note:

Like with many modern developments, a service charge is payable by the owner of this property for ancillary areas of the estate.

### Important Notice

Whilst every care has been taken with the preparation of these Sales Particulars complete accuracy cannot be guaranteed and they do not constitute a contract or part of one. David Cosby Chartered Surveyors have not tested services, appliances, equipment or fittings within the property and therefore no guarantee can be made that they are in good working order. No assumption should be made that the property has all necessary statutory approvals and consents such as planning and building regulations approval. Any measurements given within the particulars are approximate and photographs are provided for general information and do not infer that any item shown is included in the sale. Any plans provided are for illustrative purposes only and are not to scale. In all cases, prospective purchasers should verify matters for themselves by way of independent inspection and enquiries. Any comments made herein on the condition of the property are provided for guidance only and should not be relied upon.

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