



24 Clickers Place  
Northampton, NN5 4EB



Derran Dooley

Partnered With

**Simpsons**  
Property Experts



Offering generous accommodation across three floors, this beautifully presented six-bedroom townhouse is located within the highly sought-after Upton area in Northampton and provides versatile living space ideal for modern family life.

The ground floor welcomes you with an entrance hall and stairs rising to the upper floors. To the front of the property is a flexible music room, which could equally serve as a snug, playroom or additional reception space.

At the heart of the home is the stylish kitchen/dining room, refitted around three years ago and designed with both everyday living and entertaining in mind. The kitchen features quartz worktops, modern units and integrated appliances, including double oven, microwave, induction hob with pop-up extractor and dishwasher, along with space for an American fridge/freezer. Windows to the front and rear and French doors to the side provide plenty of natural light, while a pantry cupboard offers useful additional storage.

To the rear is the spacious living room with French doors opening onto the garden, creating a great space for relaxing or entertaining. A downstairs WC completes the ground floor.

The first floor offers three double bedrooms, including the principal bedroom with built-in wardrobes and en-suite shower room, alongside two further bedrooms and a family bathroom.

The second floor provides three additional bedrooms, two doubles and a single, the biggest of which has its own en-suite, plus a second family bathroom and a separate study, ideal for those working from home.

Outside, the property benefits from a landscaped rear garden with patio, decked seating area with awning, artificial lawn and raised flower beds. Gated access leads to two allocated parking spaces with EV charging.

Upton is a popular location offering green spaces, local amenities and excellent road links to the A45, M1 and Northampton train station, with services to London Euston and Birmingham New Street.

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Guide price £450,000



Upton is one of Northampton's most popular residential areas, known for its attractive surroundings and strong community feel. Just moments away is Upton Country Park, a beautiful green space offering walking trails, open parkland and wildlife areas, perfect for families, dog walkers and outdoor enthusiasts.

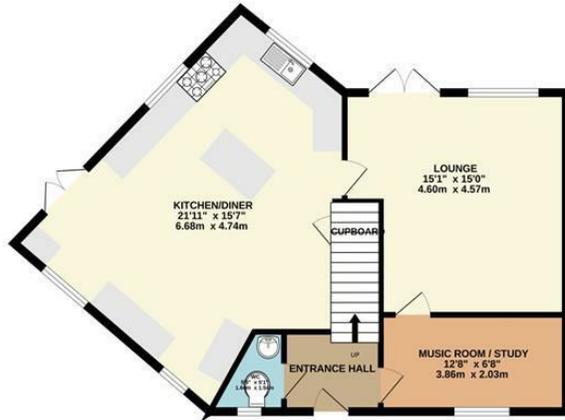
Nearby Sixfields Leisure Park provides a wide range of amenities including restaurants, cafés, cinema, gym, bowling and Northampton Town Football Club, making it a convenient hub for leisure and entertainment.

The property also benefits from excellent transport links, with easy access to the A45 and M1, while Northampton town centre and train station are only a short distance away, offering direct rail services to London Euston and Birmingham New Street, ideal for commuters.

Families are well served by a number of well-regarded schools nearby, including Upton Meadows Primary School and The Duston School, making the area particularly appealing for those looking to settle long term.



GROUND FLOOR  
719 sq.ft. (66.8 sq.m.) approx.



1ST FLOOR  
714 sq.ft. (66.3 sq.m.) approx.



2ND FLOOR  
709 sq.ft. (65.9 sq.m.) approx.



TOTAL FLOOR AREA : 2141 sq.ft. (198.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The plan is copyright to Simpson and Partners and is for illustrative purposes and should only 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 can be given  
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	81	87
	EU Directive 2002/91/EC	





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