

43 Derngate
Northampton
NN1 1UE

£319,500



OSCAR JAMES

...expect excellence

FLOOR PLANS



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AT A GLANCE...



Spacious Living Area



Fitted Kitchen With Integrated Appliances



Master Bedroom With Balcony



Family Bathroom



Close To Becketts Park



Allocated Parking Space



WHAT'S GREAT?

Ideally positioned on Derrnate, just a short walk from the Royal & Derrnate Theatre and the extensive amenities of Northampton town centre, this exclusive gated development comprises just five newly built homes, all finished to an exceptional standard.

Each property benefits from Karndean flooring, oak internal doors, allocated gated parking with EV charging points, ultra-fast 1GB broadband, a video door entry system, sprinkler systems throughout, and the peace of mind of a 10-year new home warranty.

Step inside No.43 this unique four-story home and discover a space designed to fit your life, your way.

Ground Floor: Start your day in a flexible space that could be a home office, a cosy snug, or even a guest bedroom — plus a convenient cloakroom to keep things tidy.

First Floor: The heart of the home is a stunning 27ft open-plan living area. Lounge, cook, and

dine effortlessly in a space made for both relaxation and entertaining.

Second Floor: Two spacious double bedrooms await, sharing a sleek family bathroom — the perfect setup for family or friends.

Top Floor: Your private sanctuary sits at the very top. The master suite comes with a modern en-suite and French doors that open onto a balcony, offering peaceful rooftop views — an ideal spot to unwind after a long day.

This impressive home delivers high-quality, flexible living in a highly sought-after central location and must be viewed to be fully appreciated.

...expect excellence



SELLER'S SECRET

A Superb development of 5 Brand new homes built to a high specification.



Why we like it....

Central location close to the town centre, Northampton General Hospital and Becketts Park.

NO ONWARD CHAIN!

OSCAR JAMES

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To buy or not to buy....
