



12 Rodgate Close
Boughton, NN2 8FU



Derran Dooley
Partnered With
Simpsons
Property Experts

Tucked away in a peaceful cul-de-sac on the edge of Buckton Fields, this impressive four-bedroom detached family home offers both space and style in abundance. Set within a modern development, the property combines contemporary design with a tranquil setting, free from passing traffic.

The ground floor boasts two front-facing reception rooms, including a generous family room enhanced by bay windows to the front and side, filling the space with natural light. The heart of the home is an exceptional open-plan kitchen, dining, and seating area measuring approximately 28ft, featuring integrated appliances, a striking feature wall with inset fire, and French doors opening out to the rear garden. A cloakroom and separate utility room add further convenience.

Upstairs, the property offers four double bedrooms, with the principal bedroom enjoying a modern en-suite shower room. A stylish family bathroom serves the remaining bedrooms, providing a perfect balance of comfort and practicality for growing families.

The rear garden is private and enclosed, with a patio and seating areas that create the ideal environment for entertaining or relaxing with family. To the front, a large driveway provides parking for several vehicles and leads to a spacious garage with light and power.

Perfectly positioned for both lifestyle and convenience, the home offers easy access to Northampton, the M1, and the A14, as well as an excellent range of local amenities and highly regarded schools. For those who enjoy the outdoors, Pitsford Reservoir is less than ten minutes away, offering countryside walks and recreation on the doorstep.

EPC Rating: B | Council Tax Band: E

Offers over £425,000



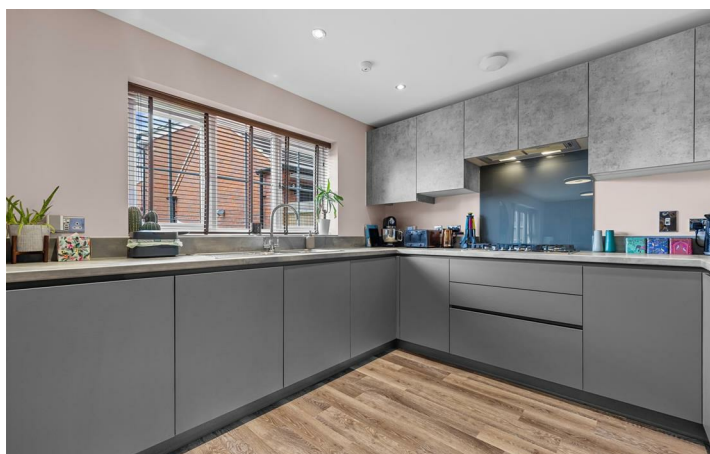
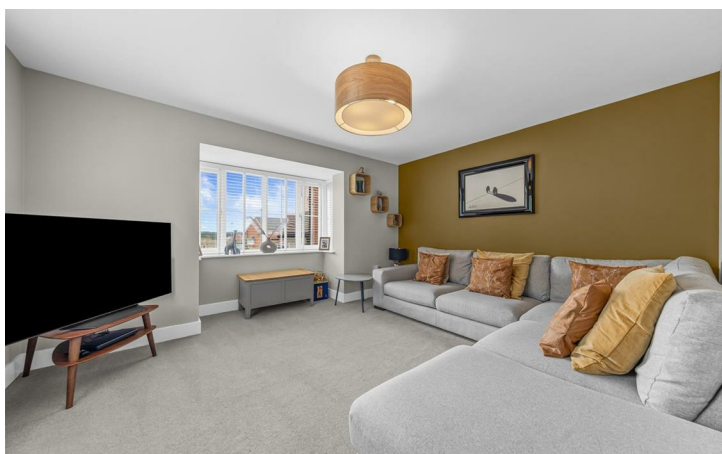
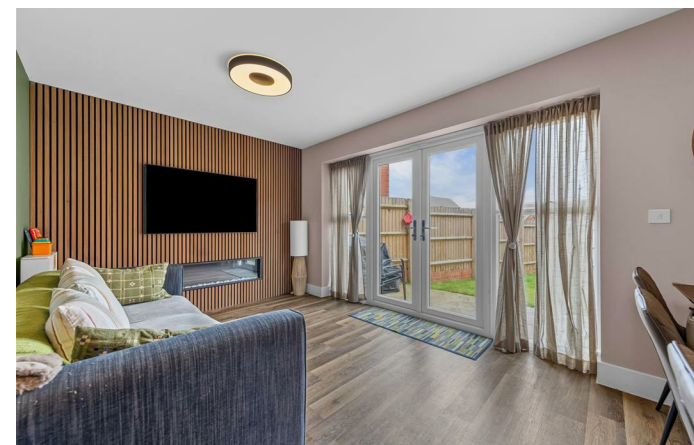
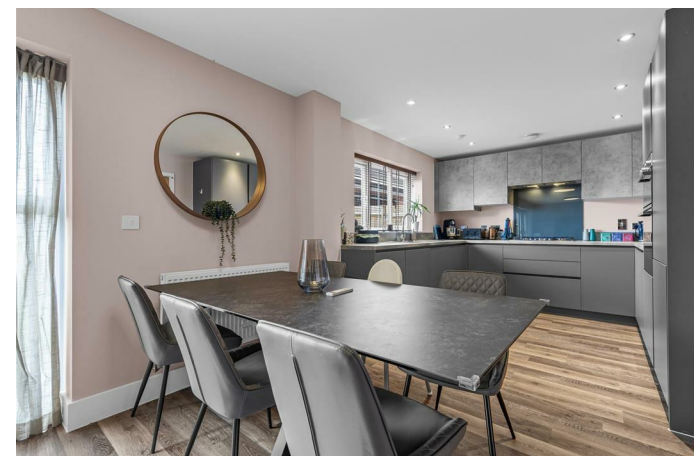
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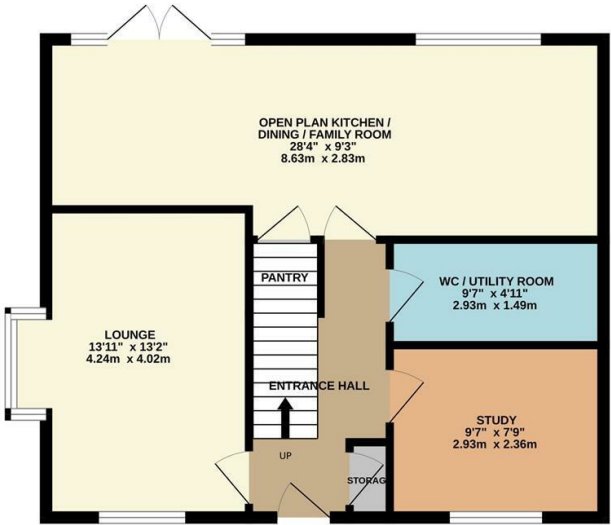
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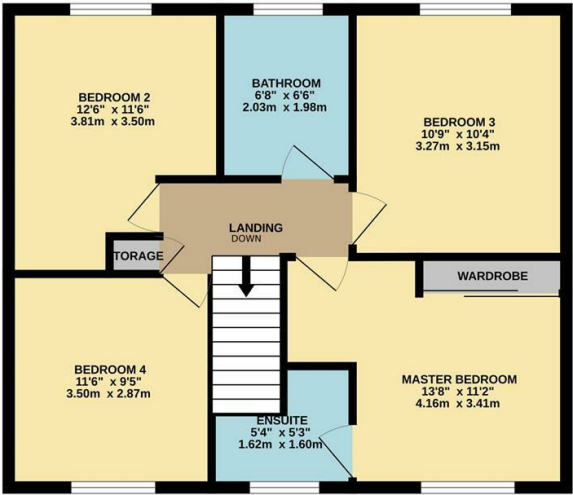
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GROUND FLOOR

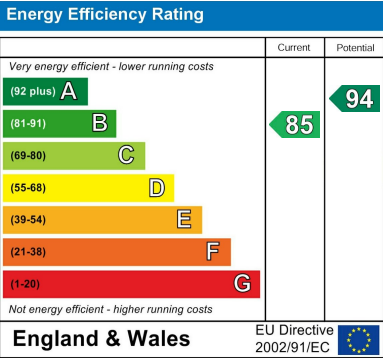


1ST FLOOR



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