



5 Derngate Place Derngate
Northampton, NN1 1UE



Derran Dooley
Partnered With
Simpsons
Property Experts



Situated within the prestigious gated development of Derngate Place, this stylish townhouse offers around 1,100 sq. ft. of modern living across three floors.

The ground floor features a welcoming lounge and cloakroom. On the first floor, a spectacular 23ft open-plan kitchen/diner provides the ideal space for entertaining and everyday living. The top floor boasts two generous double bedrooms and a sleek family bathroom, combining comfort with practicality.

Finished to an exceptional standard, this home includes:

- Ultrafast 1GB broadband
- Video door-entry system
- Premium Karndean flooring
- Solid oak worktops & internal doors
- Fully integrated appliances
- 10-year New Home Warranty

Perfectly positioned, Derngate Place offers seclusion within a private gated road while being just moments from Northampton town centre. One allocated parking space is included, with further parking nearby.

While there's no private garden, Becketts Park is only seconds away – your very own riverside escape without the upkeep.

EPC RATING - C
COUNCIL TAX BAND - B

 2  1  1

Guide price £284,950

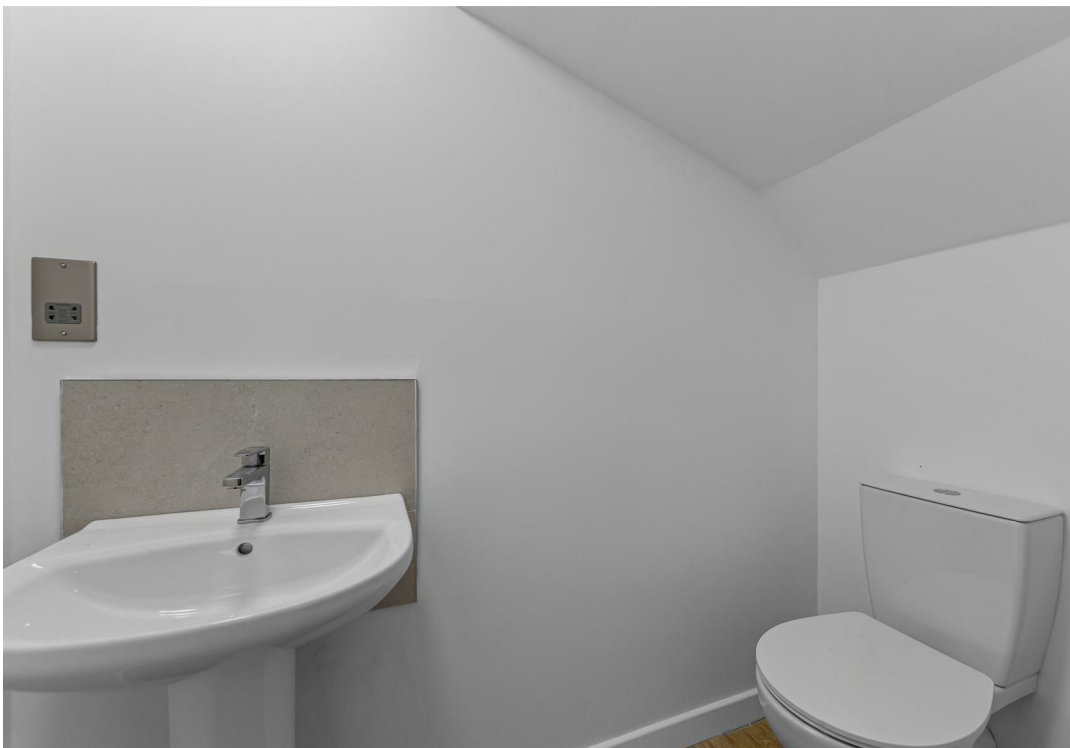


Derrogate Place enjoys a prime position in Northampton's Cultural Quarter, an area that blends rich heritage with vibrant modern living. Just steps from your front door, you'll find an array of independent cafés, stylish bars, and acclaimed restaurants, making it a true hotspot for food, drink, and socialising.

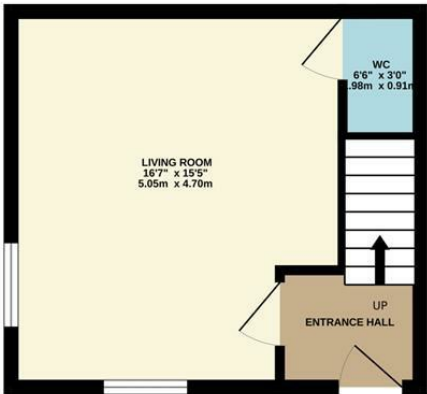
Beyond culture, everyday convenience is effortless. The town centre provides excellent shopping, with both independent boutiques and major retailers, while the Grosvenor Shopping Centre is a short stroll away. You'll also find gyms, supermarkets, and healthcare services all within easy reach.

For those who love the outdoors, Becketts Park and the River Nene are only moments away, offering green open space and riverside walks without leaving town.

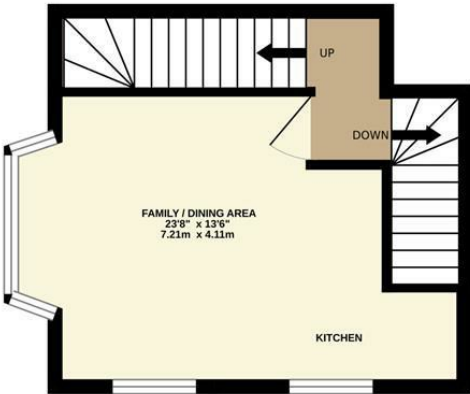
Commuters are well served too: Northampton train station (with direct links to London Euston in under an hour) is within walking distance, and the area offers easy access to the M1 and A45.



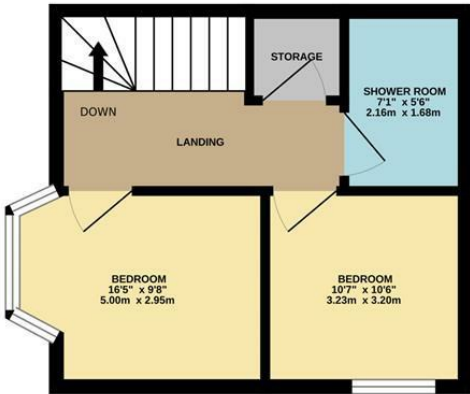
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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) A		
(81-91) B		
(69-80) C		79
(55-68) D	63	
(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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