



55 Oransay Close
Northampton, NN3 9HF



Derran Dooley

Partnered With

Simpsons
Property Experts

Tucked away at the end of a peaceful cul-de-sac, this superbly presented two-bedroom semi-detached home has been lovingly maintained and upgraded by the current owner. Occupying a generous plot, the property enjoys both sizeable front and rear gardens, with convenient side access connecting the two. A private driveway provides off-road parking and leads to a single garage, ideal for additional storage.

Upon entering the home, you are welcomed into a light and comfortable lounge positioned at the front of the property. To the rear sits a modern kitchen/breakfast room, thoughtfully arranged to make excellent use of the space. One of the standout features of this home is the beautifully appointed conservatory, complete with tri-folding doors that create a seamless transition onto the expansive and well-tended rear garden – a perfect setting for entertaining or simply relaxing outdoors.

Upstairs, the first floor offers two generous double bedrooms along with a well-appointed family bathroom.

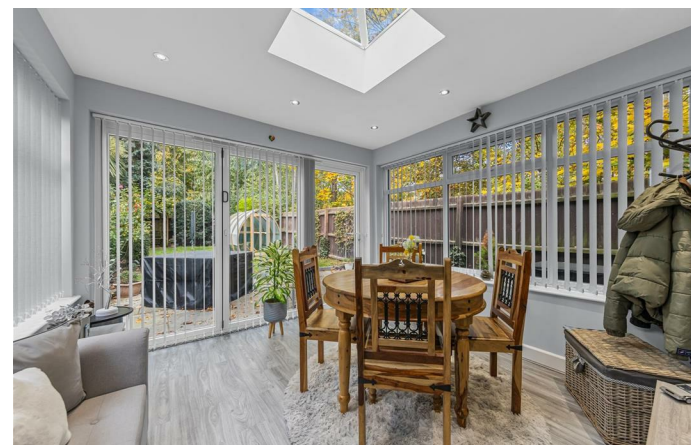
Although classified as a two-bedroom property, the additional living space created by the conservatory rivals that of many three-bedroom homes in the area, offering exceptional versatility for a variety of lifestyles. The gardens have been carefully maintained in line with the rest of the home, reflecting the care and attention that has been invested throughout.

Situated in the sought-after area of Great Billing, the property benefits from excellent access to the Northampton Ring Road, A45 and M1, making it an ideal location for commuters while still offering a quiet and welcoming residential setting.

EPC Rating - C

Council Tax Band - B

£265,000





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

71 77





Derran Dooley
Partnered With
Simpsons
Property Experts

Tel: 01604 969706

Email: northampton@simpsonspropertyexperts.co.uk

Web: simpsonspropertyexperts.co.uk/our-locations/northampton

