



Derngate Place
Northampton, Northamptonshire NN1 1UE



Derran Dooley
Partnered With
Simpsons
Property Experts

Step through the gates of Derngate Place and you immediately feel the calm. Tucked within this private enclave, this home offers a rare blend of space, style, and town-centre convenience — all spread across nearly 1,000 sq ft of beautifully considered living.

The ground floor welcomes you with a cosy lounge and cloakroom, a peaceful spot to unwind after a busy day or enjoy slow weekend mornings.

Upstairs, the first floor opens into a larger, light-filled kitchen and dining space, designed for modern living. Whether it's morning coffee in the sun, cooking with friends, or relaxed dinners at home, this generous open-plan level becomes the heart of daily life. Premium finishes, solid oak worktops, and integrated appliances elevate every moment.

On the second floor, the first double bedroom offers its own en-suite — perfect for guests, a housemate, or a quiet home office with complete privacy.

The top floor reveals the standout feature of this home: an expansive master suite with French doors leading onto a private balcony. This rare outdoor space in the town centre creates a serene escape for fresh-air mornings, sunset drinks, or simply letting natural light pour in.

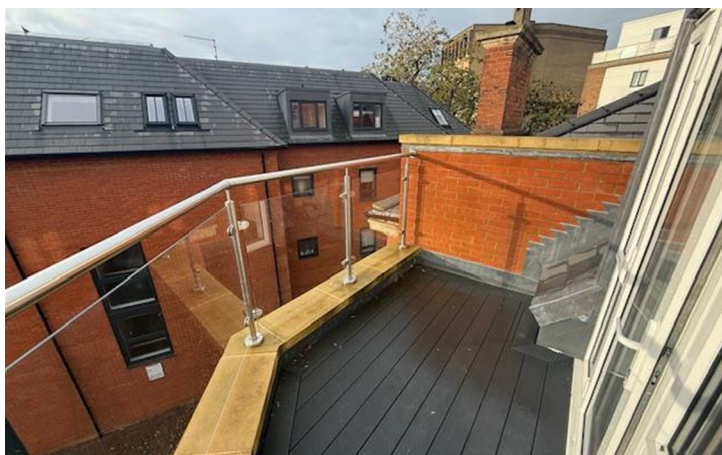
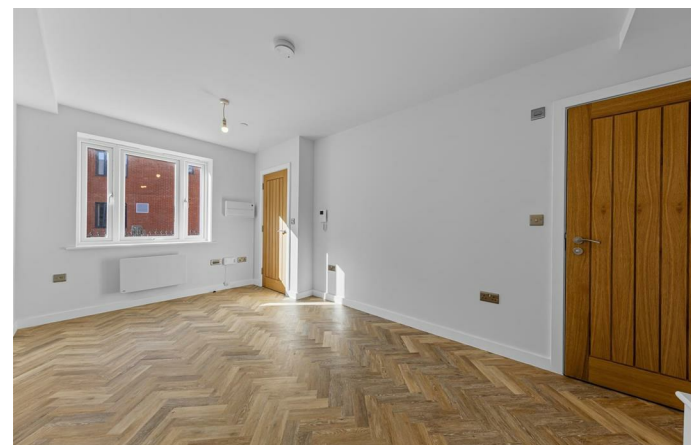
Outside, the gated development provides security and seclusion while keeping the town centre at your doorstep. An allocated parking space adds convenience, and Becketts Park is moments away for greenery without the upkeep.

With ultrafast 1GB broadband, video entry, Karndean flooring, oak doors, sprinklers, and a 10-year New Home Warranty, the home balances luxury with effortless living.

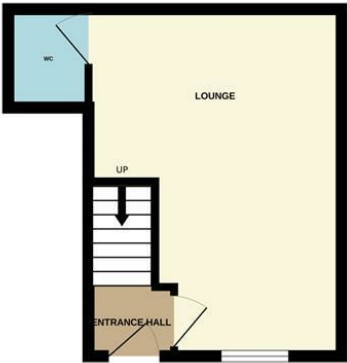
EPC Rating: C

Council Tax Band: B

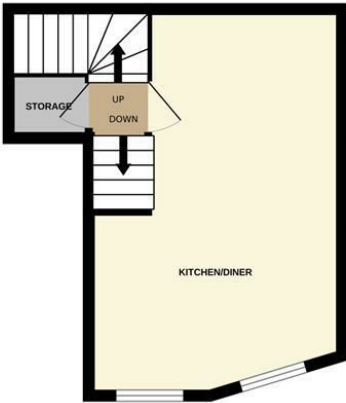
£269,950



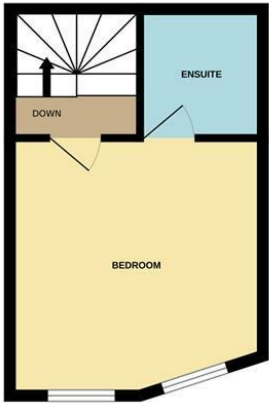
GROUND FLOOR



1ST FLOOR



2ND FLOOR



3RD FLOOR



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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	



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