



**Derngate Place**  
Northampton, Northamptonshire 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

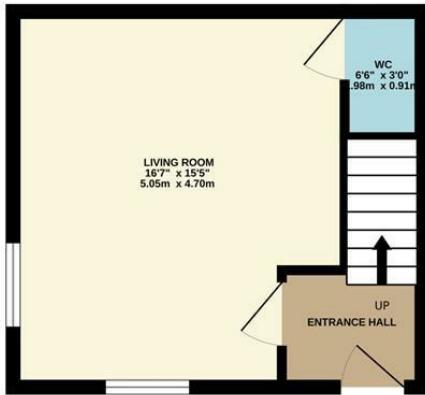
COUNCIL TAX BAND - B

**£284,950**

 2  1  2



GROUND FLOOR



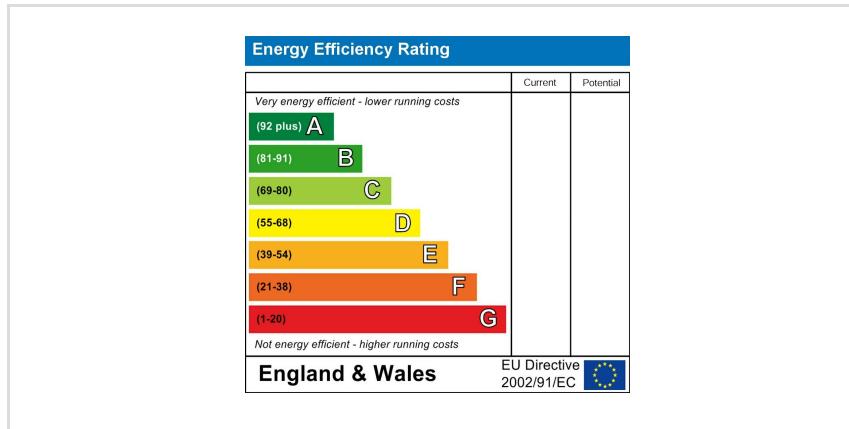
1ST FLOOR



2ND FLOOR



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