





COUNCIL TAX

West Northamptonshire Council - Band I

LOCAL AMENITIES

Within the area there are a number of shops including a Co-op, florist and bakery. The property is situated close to Sixfields Leisure Area which provides Cinema, Restaurants, Fitness Centre, Sainsburys Supermarket and other retail outlets. Motorway access is to Junction 15A and Junction 16 via the A45 South and the A45 West respectively. Local schools include the Duston School in Berrywood Road and lower schooling at St Luke's CEVA Primary School.

HOW TO GET THERE

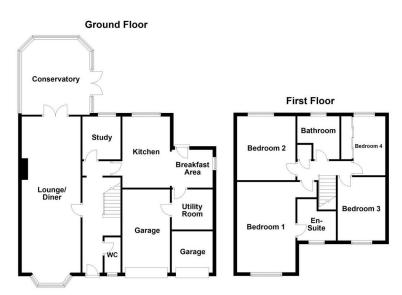
From Northampton town centre proceed in a westerly direction along the A4500 passing Northampton train station and continue towards St James. Take the left hand lane past Franklins Gardens and continue along the A4500 and take a right hand turning at the main traffic lights leading onto Duston Road. At the traffic lights proceed left onto Tollgate Way and take the first right onto Main Road, Duston. At the roundabout take the first exit onto Berrywood Road. Follow the road over the next roundabout and continue along this road until you reach the roundabout with Weggs Farm Road and take the third exit onto Weggs Farm Road. Turn right onto Wrenbury Road and first left into Rudge Mews.

DOIAK27102025/0212

GARAGE

SERVICES

Main drainage, gas, water and electricity are connected. (None of these have been tested).

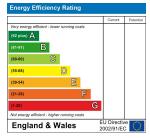


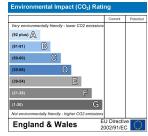
Not to scale. For illustrative purposes only

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.









2 Rudge Mews, Northampton, NN5 6YL



Asking Price £425,000 Freehold

An attractive Four-Bedroom Detached Family Home in a Desirable location in Duston.

Nestled within a cul-de-sac, this beautifully presented four-bedroom detached house offers exceptional living space, perfectly tailored for modern family life.

Immaculately maintained and thoughtfully designed, the home features a welcoming entrance hall leading to a spacious open-plan lounge and dining area — ideal for both relaxed family living and entertaining. The kitchen/breakfast room provides a stylish and practical heart to the home, complemented by a useful utility room, dedicated office, conservatory, and a convenient ground floor WC.

Upstairs, the impressive principal bedroom boasts built-in wardrobes and a luxury refitted en suite. Two further generous double bedrooms, a comfortable single bedroom, and a well-appointed family bathroom complete the first floor. Outside, the mature, south-westerly facing rear garden offers a tranquil retreat, featuring a delightful patio area perfect for al fresco dining and enjoying the evening sun. To the front, the property benefits from ample off-road parking for up to four vehicles and a garage. Blending space, style, and location, this exceptional home represents a rare opportunity to secure a property of this calibre in such a prime position.

2 Rudge Mews, Northampton, NN5 6YL

ACCOMMODATION
GROUND FLOOR
ENTRANCE HALL
CLOAKROOM
LOUNGE/DINER
28'7 x 11'1



DINING



CONSERVATORY 13'9 x 12'2



STUDY7'2 x 6'9 **KITCHEN**13'1 x 8'1



UTILITY
7'6 x 7'8
FIRST FLOOR
LANDING
BEDROOM ONE
16'5 x 11'2

BREAKFAST ROOM



EN SUITE 6'9 x 5'2



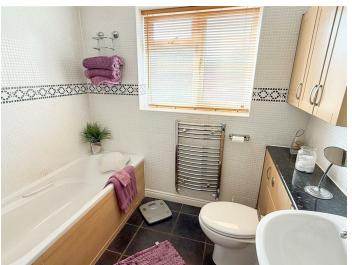
BEDROOM TWO 12' x 10'11



BEDROOM THREE 11'10 x 8'8



BEDROOM FOUR 10'9 x 6'2 FAMILY BATHROOM 7'7 x 7'5



OUTSIDE REAR GARDEN