



14 Milburn Drive
Northampton, NN5 4UH



Derran Dooley
Partnered With
Simpsons
Property Experts

A beautifully presented and thoughtfully extended four bedroom townhouse, located within walking distance of St Luke's Primary School and a range of local shops and amenities.

Offering spacious and highly versatile accommodation across three floors, this superb family home is perfectly suited to modern living. The heart of the home is the stylish contemporary kitchen, complete with breakfast bar, which opens seamlessly into a bright and airy garden room with impressive bi-fold doors overlooking the rear garden — creating an exceptional space for both everyday family life and entertaining guests.

The generous lounge provides a cosy yet elegant retreat, while the upper floors offer flexible bedroom accommodation, including a superb principal bedroom with ensuite facilities.

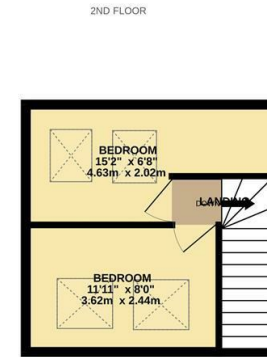
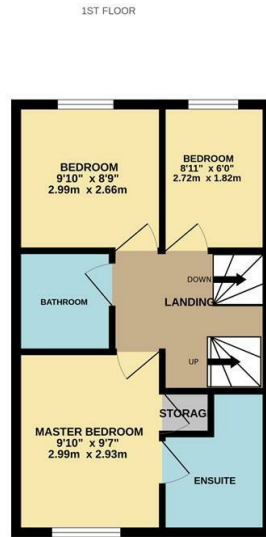
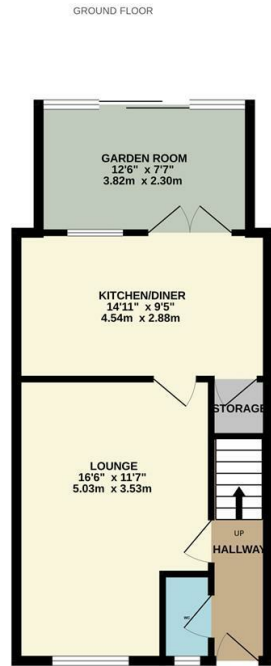
The top floor is currently configured as two separate rooms divided by a stud wall to maximise bedroom space for the current owners. However, this could easily be converted back into one spacious fourth bedroom by simply removing the stud wall, offering excellent flexibility depending on a buyer's requirements.

Outside, the rear garden has been designed with low maintenance in mind and benefits from an attractive raised decking area, perfect for outdoor dining and summer entertaining.

Further benefits include a modern family bathroom, ground floor WC, garage, and off road parking. Positioned in a popular family friendly location close to reputable schools, local amenities, and transport links, this is a fantastic turnkey home ready for its next owners to move straight into.

Guide price £315,000





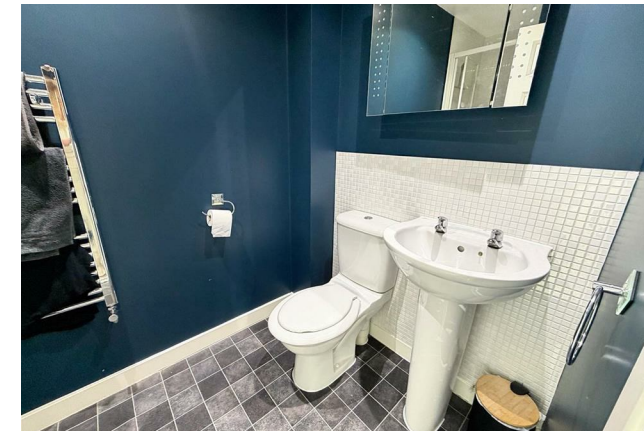
TOTAL FLOOR AREA : 1009sq.ft. (93.7 sq.m.) approx.

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		90
(81-91) B		
(69-80) C	79	
(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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