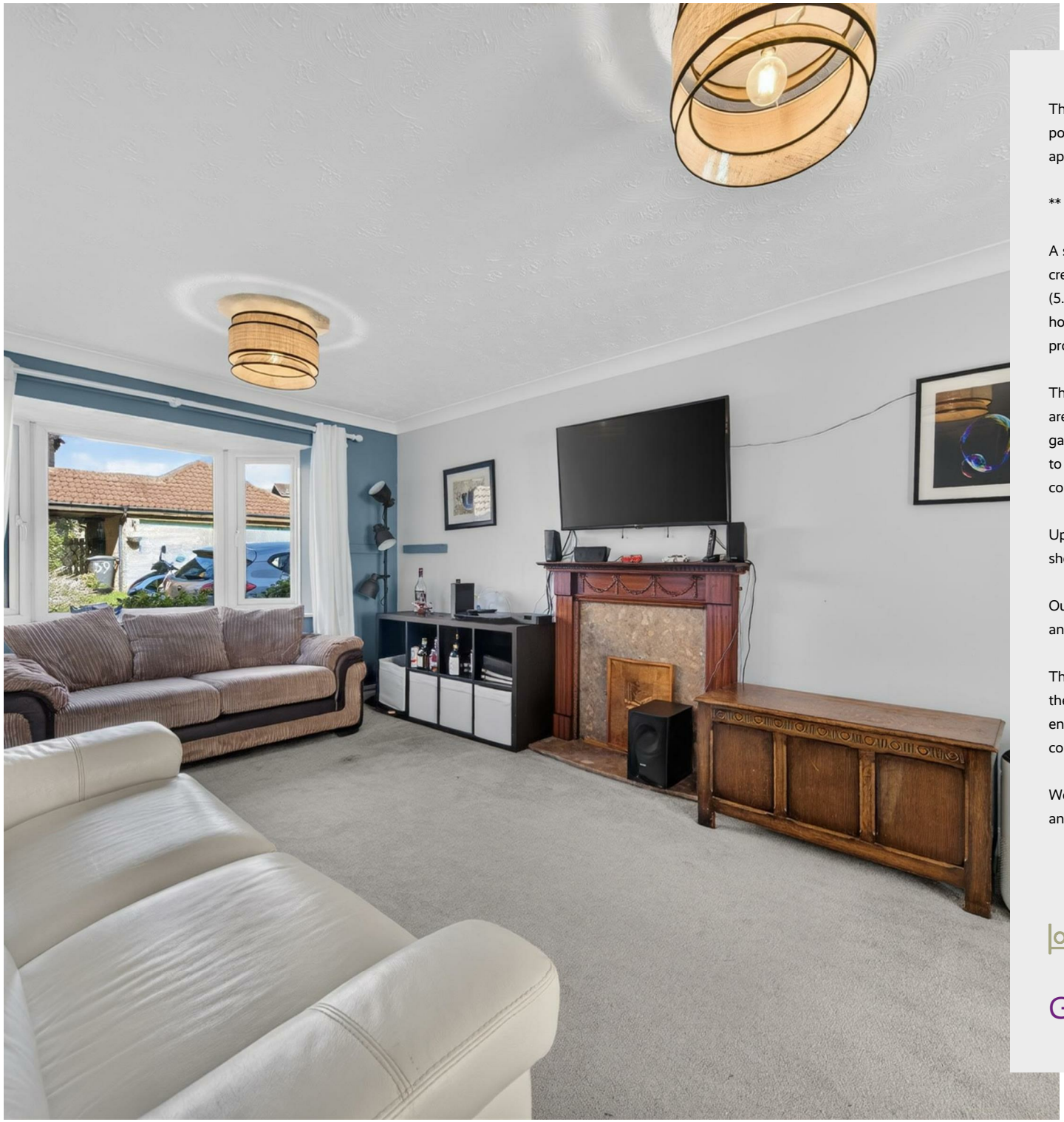


58 Brashland Drive

Northampton, NN4 0SS

Derran Dooley
Partnered With
Simpsons
Property Experts



This substantial four/five bedroom detached family home is located within the popular East Hunsbury area of Northampton, occupying a generous plot and approached via a shared driveway with off-road parking for multiple vehicles.

** GUIDE PRICE £350,000 - £375,000 **

A standout feature is the former double garage, which has been converted to create an impressive additional room measuring approximately 18'1" x 16'1" (5.5m x 4.9m). This versatile space could be used as a fifth bedroom, large home office, games room, gym or additional family room. A staircase also provides access to further useful storage space above.

The ground floor offers excellent living space with three further reception areas. The main lounge opens into a conservatory overlooking the rear garden, while the dining area sits adjacent to the kitchen and offers potential to create a larger open-plan kitchen/diner in the future. A downstairs WC completes the ground floor.

Upstairs are four bedrooms, with the principal bedroom benefiting from its own shower room, alongside a family bathroom.

Outside, the property sits on an attractive plot with a good-sized rear garden and ample parking to the front.

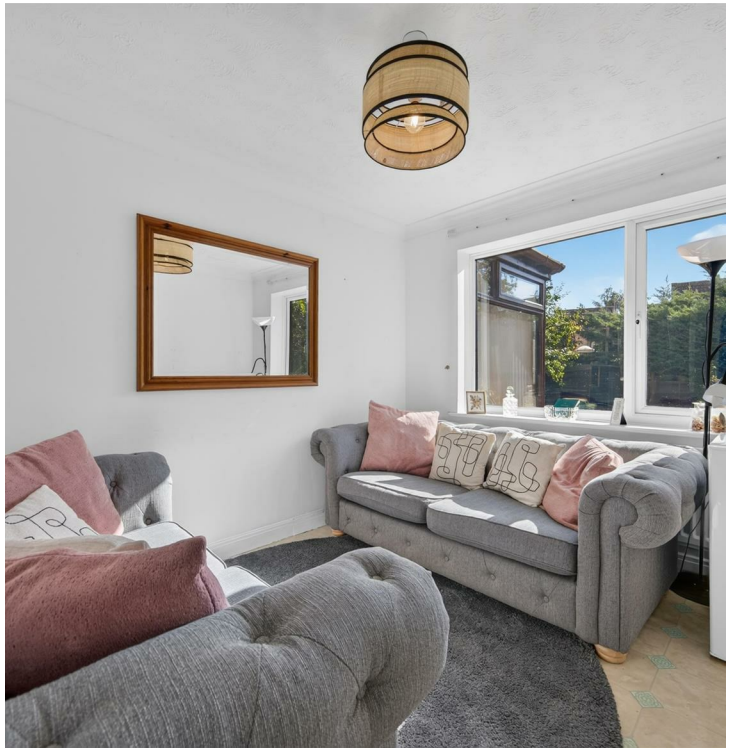
The home also benefits from owned solar panels, which are included within the sale, alongside an impressive EPC rating of B. This provides excellent energy efficiency and the potential for significantly lower energy costs compared with similar-sized homes.

Well positioned for local schools, amenities and transport links, this spacious and versatile family home is offered to the market with no onward chain.

4 2 4

Guide price £350,000

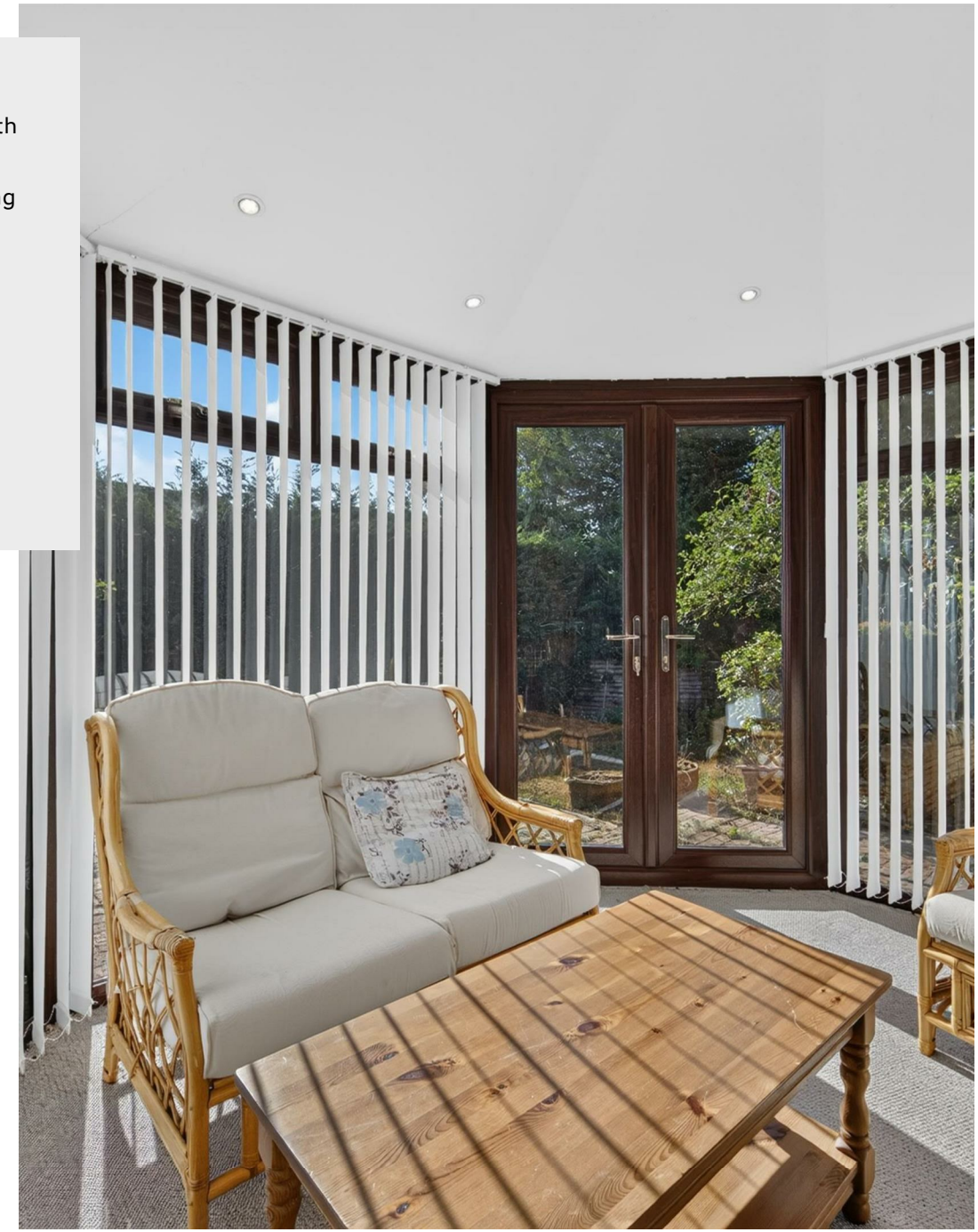




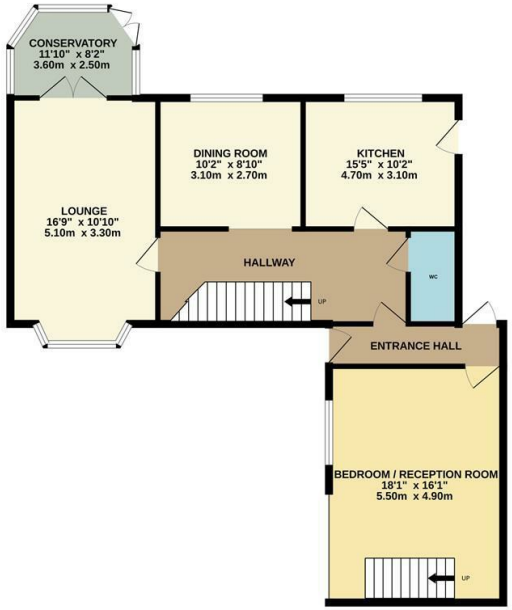


With an impressive EPC rating of B and owned solar panels which are included within the sale. For a property of this size, this offers a real advantage to the next owner, with the solar panels helping to generate electricity for the home and potentially reduce reliance on energy purchased from the grid. This can contribute towards lower ongoing energy costs compared with similar-sized properties without solar technology.

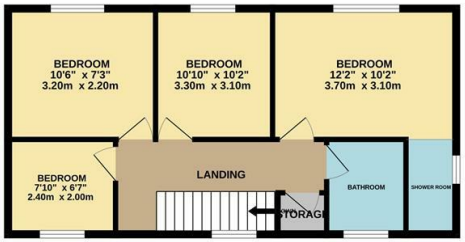




GROUND FLOOR



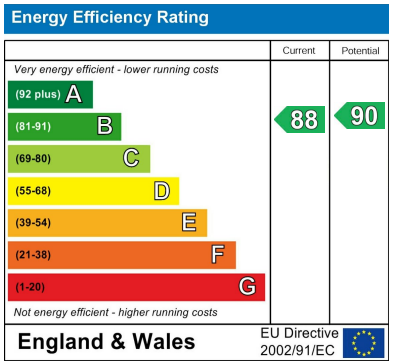
1ST FLOOR



TOTAL FLOOR AREA : 1485sq.ft. (138.0 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 be tested and no guarantee as to their operability can be given
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Derran Dooley

Partnered With

Simpsons

Property Experts

Tel: 01604 969706
Email: northampton@simpsonspropertyexperts.co.uk
Web: simpsonspropertyexperts.co.uk/our-locations/northampton

