



18 Brashland Drive  
Northampton, NN4 0SS



Derran Dooley  
Partnered With  
**Simpsons**  
Property Experts



This well-presented three bedroom detached home is located in East Hunsbury and offers comfortable and versatile living accommodation, ideal for families and professionals alike.

The property benefits from a private driveway leading to a single garage, providing ample off-road parking. Internally, the ground floor comprises a welcoming lounge, a fitted kitchen, and a separate dining room, offering excellent space for both everyday living and entertaining.

To the first floor are three well-proportioned bedrooms and a family bathroom, making the layout practical and functional for modern family life.

Externally, the rear garden features a patio area leading to a lawn, creating an ideal space for outdoor dining, relaxation, or children's play.

The home is conveniently located close to well-regarded local schools, shops, and amenities. Excellent transport links are also on offer, with easy access to the A45 and M1, making this an ideal choice for commuters.

Council Tax Band - C

EPC - TBC

£299,995



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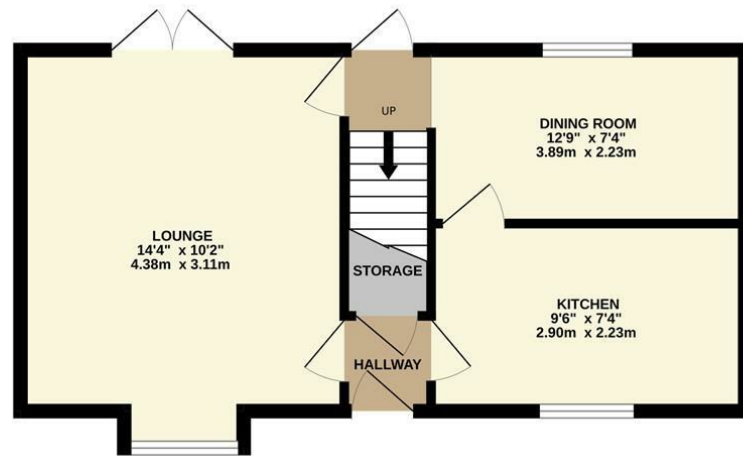
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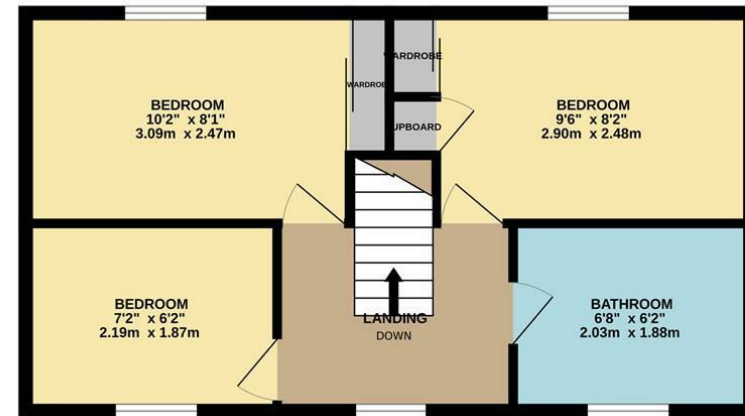
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GROUND FLOOR



1ST FLOOR



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	







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