



205 Sherwood Avenue
Northampton, NN2 8TB



Derran Dooley

Partnered With

Simpsons
Property Experts

Situated within a quiet cul-de-sac in the ever-popular Kingsthorpe area, this well-maintained and extended three-bedroom detached home offers a fantastic balance of space, comfort, and future potential—ideal for growing families or those looking to settle into a well-connected yet quieter setting.

From the moment you step inside, the home feels welcoming and full of potential. The spacious lounge provides a great place to relax and unwind, whether it's cosy evenings in or time spent with family. To the rear, the kitchen/dining room forms the heart of the home—offering a generous layout perfect for day-to-day living and entertaining. French doors open directly onto the garden, creating a seamless flow between indoor and outdoor living, ideal for summer dining and social occasions.

The property has been extended in the past, creating a more versatile layout, and still offers excellent scope for further extension (subject to planning permission)—making it a great option for buyers looking to add value over time. While the home would benefit from some modernisation, it has been well cared for and is perfectly comfortable to move straight into.

Upstairs, there are two well-proportioned double bedrooms and a third bedroom, ideal as a nursery, home office, or guest room. The main bedroom is a real standout feature, having been created as part of the extension—resulting in an impressive space that feels almost like two rooms combined into one. It also benefits from an en-suite shower room and a Juliette balcony, creating a bright and airy retreat.

Outside, the low-maintenance rear garden provides a private setting to relax or entertain, while off-road parking and a garage add everyday convenience.

Located just off Acre Lane, the property is within easy reach of Kingsthorpe's range of local amenities, including shops, cafés, and well-regarded schools, along with excellent transport links into Northampton town centre and beyond.

£325,000



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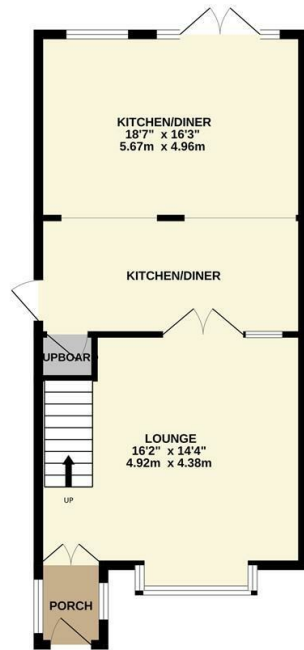
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GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 1112sq ft (103.3 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. Made with Metreplan (2020).



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	70	76
(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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