



37 Ashby Wood Drive
Northampton, NN5 4DQ



Derran Dooley

Partnered With

Simpsons
Property Experts



Enjoy modern family living in the heart of the ever-popular Upton development. Perfectly positioned within walking distance of local schools, the beautiful country park, and everyday amenities, while offering excellent access to the M1 and Northampton town centre, this home combines convenience with a fantastic lifestyle.

Step inside to discover a bright and spacious lounge, ideal for relaxing with the family or entertaining guests, alongside a well-appointed kitchen/dining room offering plenty of storage and workspace. A separate reception room provides flexibility as a formal dining room, playroom, or second lounge, while a ground floor WC adds everyday practicality.

Upstairs, you'll find generously proportioned bedrooms, a stylish family bathroom with a separate shower, and a spacious principal bedroom complete with its own en-suite shower room.

Outside is where this home really shines. The generous rear garden offers plenty of space for children to play, summer barbecues with friends, or simply unwinding after a busy day. To the front, there is the added benefit of convenient off-road parking via a covered carport, making day-to-day living even easier.

Whether you're looking for your next family home or a property that offers space, convenience, and a great community setting, this fantastic home ticks all the boxes.

EPC Rating: C

Council Tax Band: D

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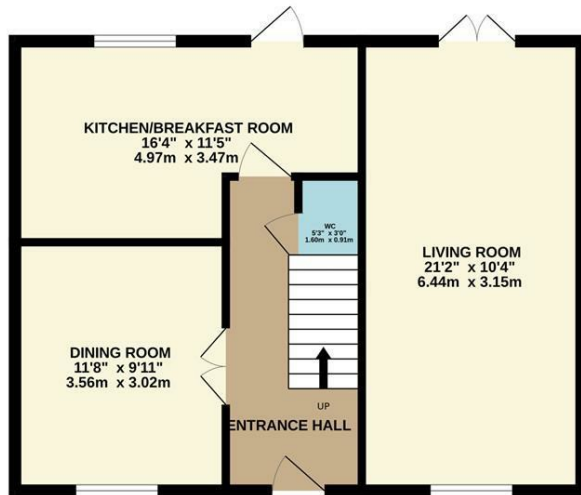
£385,000



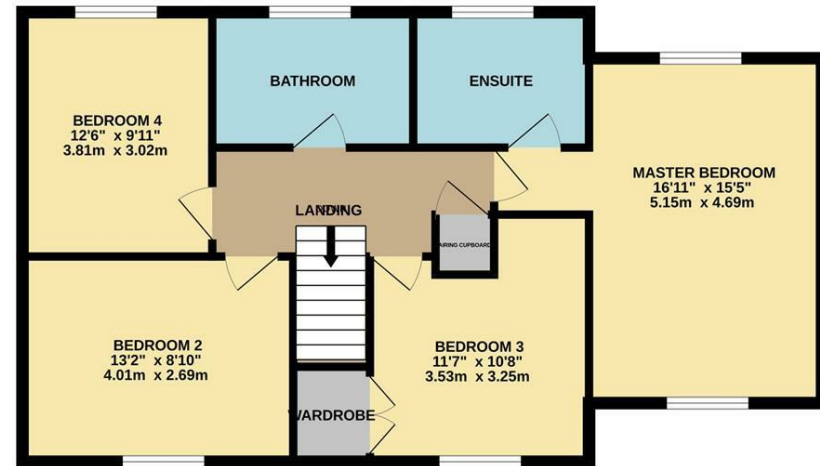
Upton is one of Northampton's most sought-after developments, renowned for its family-friendly community, green open spaces, and excellent connectivity. Residents enjoy easy access to Upton Country Park, well-regarded local schools, shops, cafés, and leisure facilities, while commuters benefit from excellent links to the M1, A45, Northampton town centre, and the train station, making it an ideal location for both families and professionals.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1356sq.ft. (126.0 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 been tested and no guarantee as to their operability can be given
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	





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