

11 The Rookery  
Grange Park  
Northampton  
NN4 5FY

£425,000



OSCAR JAMES

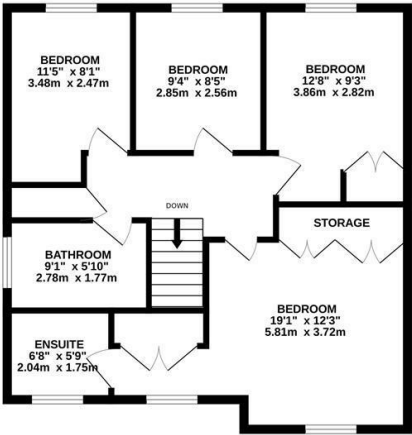
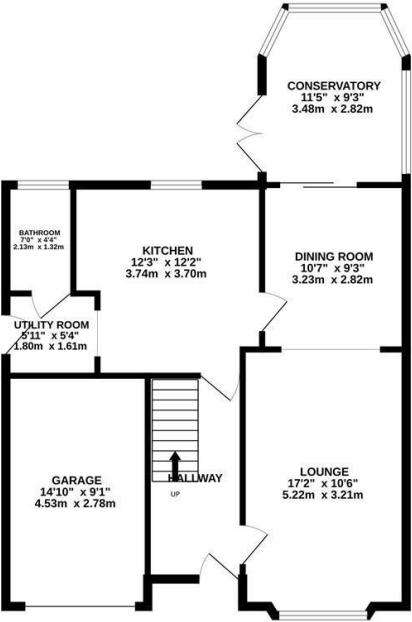
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# FLOOR PLANS

GROUND FLOOR  
793 sq.ft. (73.7 sq.m.) approx.

1ST FLOOR  
670 sq.ft. (62.2 sq.m.) approx.



TOTAL FLOOR AREA : 1463 sq.ft. (135.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should 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 or efficiency can be given.  
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## AT A GLANCE...



Spacious Lounge With Bay Window



Utility Area



Four Generous Bedrooms



Reffited Family Bathroom



South Facing Rear Garden



Single Garage





## WHAT'S GREAT?

Tucked away in a quiet cul-de-sac within the highly desirable Grange Park development, this impressive four-bedroom detached home combines modern comfort with everyday convenience. It is well positioned close to a local school and amenities, with the added benefit of Foxfields Country Park nearby—ideal for walks, outdoor activities, and enjoying green open space. Excellent transport links, including the M1 at Junction 15 and the A45, are also within easy reach.

Inside, the welcoming entrance hall leads to a bright and spacious sitting room, where a feature bay window creates a warm and inviting atmosphere. The separate dining room offers a versatile space for family meals or entertaining guests, while the conservatory at the rear provides a peaceful spot to relax and enjoy views over the garden throughout the year. The well-equipped kitchen offers plenty of storage and workspace, complemented by a practical utility room, and a cloakroom/WC completes the ground floor layout.

Upstairs, there are four genuine double bedrooms, allowing excellent flexibility for family

living, guests, or home working. The master bedroom is a standout feature—light and generously proportioned, complete with three fitted wardrobes and its own private ensuite shower room. A modern, refitted family bathroom serves the remaining bedrooms.

The enclosed, south-facing rear garden is another major highlight. Designed for easy enjoyment, it features a large patio area perfect for outdoor dining and entertaining, with the remainder laid to lawn, providing ample space for children to play or for gardeners to make their mark.

To the front, a neat block-paved driveway provides off-road parking for two vehicles and leads to a single garage.

...expect excellence



# SELLER'S SECRET

This has been a wonderful family home for us. One of my favourite features is the light and spacious master bedroom.



## Why we like it....

The popular area of Grange Park is perfectly located with local amenities, school and major road links close by making it the perfect choice for busy families.

# OSCAR JAMES

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To buy or not to buy....

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