



43 Derngate
Northampton, NN1 1UE



Derran Dooley
Partnered With
Simpsons
Property Experts



Perfectly positioned in the heart of Northampton's Cultural Quarter, 43 Derngate Place is a striking four-storey townhouse that combines contemporary design, spacious living, and one truly unique feature – a private top-floor balcony with sweeping views across the town.

With over four floors of beautifully arranged accommodation, this home offers flexibility, comfort, and style in equal measure:

Ground Floor: A welcoming study – ideal for home working, a cosy snug, or even a fourth bedroom/guest room – plus a convenient cloakroom.

First Floor: A spectacular 27ft open-plan lounge, kitchen, and dining space, designed for modern living and perfect for entertaining.

Second Floor: Two generous double bedrooms, served by a sleek, family-sized bathroom.

Top Floor: A luxurious master suite with en-suite shower room and elegant French doors leading to a private balcony – a rare feature offering the perfect retreat to unwind with stunning rooftop views.

Every home at Derngate Place is finished to an exceptional specification, blending luxury with everyday convenience:

Ultrafast 1GB broadband – flawless for work or play.

Video door-entry system – secure and convenient.

Premium Karndean flooring – durable, elegant, and low maintenance.

Solid oak worktops & internal doors – timeless quality throughout.

Fully integrated appliances – fridge/freezer and washer/dryer included.

Industry-standard sprinkler system – peace of mind built in.

10-year New Home Warranty – reassurance guaranteed.

Living at 43 Derngate Place means being at the very centre of Northampton's most vibrant location. The Royal & Derngate Theatre, 78 Derngate (the Charles Rennie Mackintosh House), and the newly redeveloped Museum & Art Gallery are all on your doorstep, alongside a wealth of independent cafés, bars, and restaurants.

EPC RATING - C

COUNCIL TAX BAND - TBC



£319,500

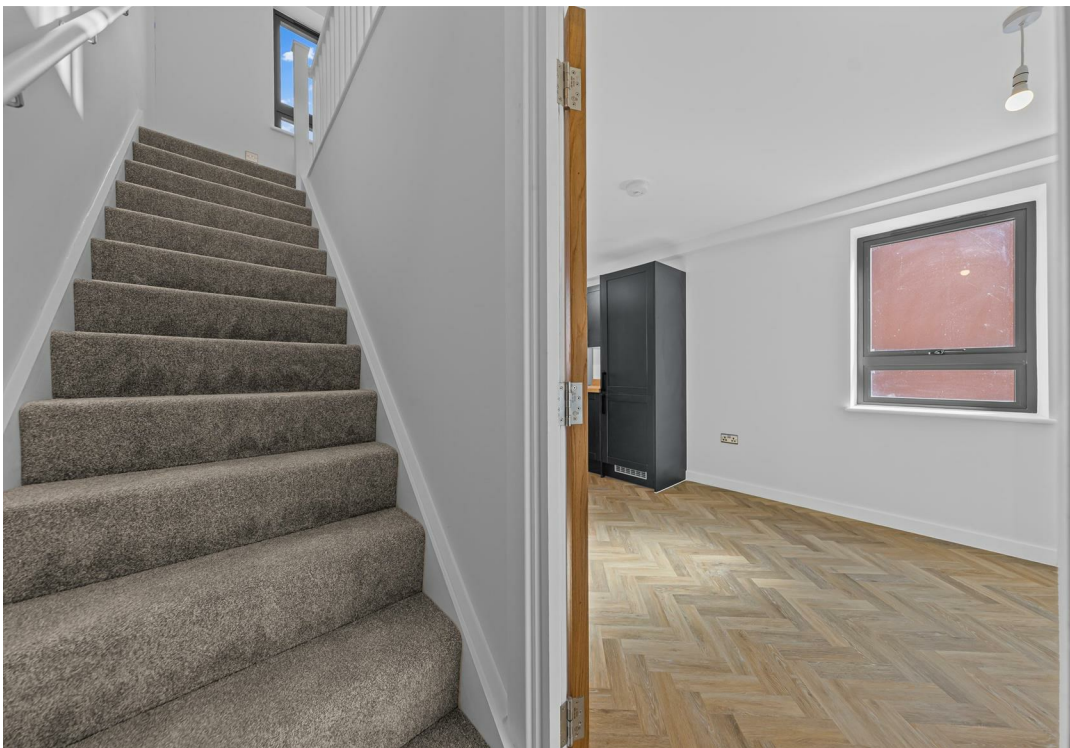


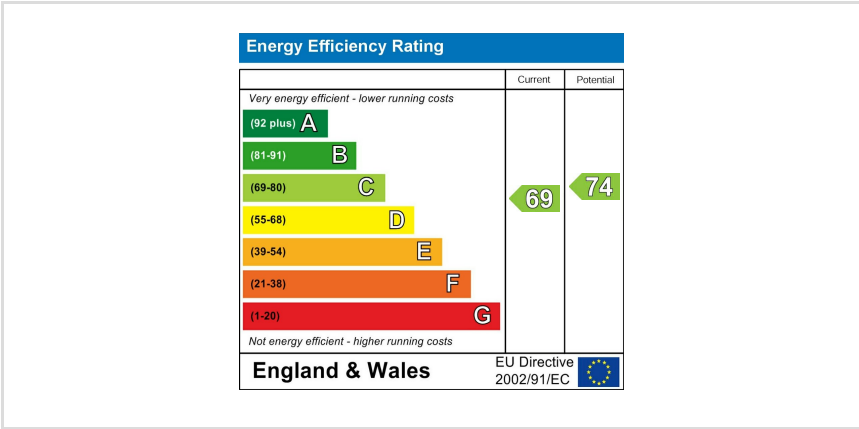
43 Derngate enjoys a prime position in Northampton's Cultural Quarter, an area that blends rich heritage with vibrant modern living. Just steps from your front door, you'll find an array of independent cafés, stylish bars, and acclaimed restaurants, making it a true hotspot for food, drink, and socialising.

Beyond culture, everyday convenience is effortless. The town centre provides excellent shopping, with both independent boutiques and major retailers, while the Grosvenor Shopping Centre is a short stroll away. You'll also find gyms, supermarkets, and healthcare services all within easy reach.

For those who love the outdoors, Becketts Park and the River Nene are only moments away, offering green open space and riverside walks without leaving town.

Commuters are well served too: Northampton train station (with direct links to London Euston in under an hour) is within walking distance, and the area offers easy access to the M1 and A45.







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