



19 Timken Way South
Northampton, NN5 6FE



Derran Dooley
Partnered With
Simpsons
Property Experts



A beautifully presented six bedroom detached family home, ideally positioned within the highly regarded Timken development in Duston. Offering generous and versatile accommodation arranged over three floors, this impressive property is perfectly suited to modern family living.

The ground floor welcomes you with a spacious entrance hall, leading to a study ideal for home working, a separate formal dining room, and a well-proportioned lounge to the rear with French doors opening onto the private garden. The heart of the home is the expansive kitchen and dining area, providing an excellent space for everyday living and entertaining, further complemented by a separate utility room.

The first floor offers four double bedrooms and a stylish four-piece family bathroom. The principal bedroom benefits from a dressing area and a contemporary en-suite shower room. The top floor provides two further double bedrooms, along with an additional shower room, making it ideal for older children, guests, or flexible use as hobby or office space.

Externally, the property features a garage, off-road parking, and a landscaped, low-maintenance rear garden, ideal for both relaxing and entertaining. Additional benefits include gas central heating and double glazing throughout.

Situated on a popular and well-established development, the property enjoys excellent access to local amenities, schools, and commuter routes.

EPC Rating: B

Council Tax Band: G

 6

 3

 3

£535,000



The Timken development in Duston is a popular and well-established residential area, particularly favoured by families. The location benefits from access to a range of well-regarded local schools including Duston School, St Luke's CE Primary School, Millway Primary School, and Hopping Hill Primary School. Sixfields Leisure Complex is just minutes away, offering a variety of shops, restaurants, a cinema and gym facilities. For commuters, the property is ideally positioned with easy access to the M1 (Junction 16), providing convenient links to surrounding towns and cities.



The floor plan shows a house with the following rooms and dimensions:

- UTILITY ROOM:** 6'5" x 5'8" (1.95m x 1.72m)
- KITCHEN/BREAKFAST ROOM:** 10'0" x 15'0" (5.02m x 4.58m)
- LOUNGE:** 16'6" x 14'5" (5.02m x 4.40m)
- DINING ROOM:** 12'10" x 9'4" (3.91m x 2.84m)
- ENTRANCE HALL:** Includes a staircase labeled 'UP' and a storage closet labeled 'SC'.
- STUDY:** 9'11" x 8'6" (3.03m x 2.59m)
- WC (Toilet):** 5'0" x 4'7" (1.53m x 1.45m)

The plan also indicates the locations of a front door, a back door, and a garden area.

The floor plan shows a central landing area with a staircase labeled 'DOWN' and 'UP'. The rooms are as follows:

- MASTER BEDROOM:** 13'7" x 10'2", 4.03m x 3.10m. Includes an **ENSUITE** and access to a **DRESSING ROOM**.
- BEDROOM 2:** 12'9" x 9'3", 3.88m x 2.82m.
- BEDROOM 3:** 12'10" x 9'6", 3.91m x 2.90m.
- BEDROOM FOUR:** 10'9" x 8'7", 3.27m x 2.61m. Includes a **WARDING CLOSET**.
- BATHROOM:** Located between the Master Bedroom and Bedroom 2.
- WARDROBE:** Three wardrobes are shown along the central hallway.

BEDROOM SIX
16'0" x 9'6"
4.87m x 2.90m

LANDING

BEDROOM FIVE
18'6" x 17'4"
5.64m x 5.29m

SHOWER ROOM

Made with Metropix ©2026



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>		81	86
England and Wales		EU Directive 2002/91/EC	



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