



23 Pitbank Drive  
Northampton, NN4 0AQ



Derran Dooley

Partnered With

**Simpsons**  
Property Experts

Tucked away at the end of a private driveway in the ever-popular area of Collingtree Park, this beautifully presented four-bedroom detached home offers the perfect blend of space, style, and modern family living.

From the moment you step inside, there's a real sense of light and flow. The welcoming entrance hall sets the tone, leading to a versatile study or playroom—ideal for home working or growing families—and a bright, dual-aspect sitting room that invites you to relax and unwind.

The true heart of the home is the stunning kitchen/dining space stretching across the entire rear. Designed with both everyday living and entertaining in mind, it features integrated appliances, a sociable breakfast bar, and plenty of room for a dining table. Bi-fold doors open seamlessly onto the garden, creating that sought-after indoor-outdoor lifestyle—perfect for summer gatherings or simply enjoying a quiet morning coffee.

Upstairs, four generous double bedrooms provide plenty of space for the whole family. The main bedroom feels like a private retreat, complete with fitted wardrobes and its own ensuite, while the remaining bedrooms are served by a well-appointed family bathroom.

Outside, the home continues to impress. A private driveway offers ample parking and leads to a detached garage, while the landscaped rear garden has been thoughtfully designed for both relaxation and entertaining, with a patio seating area and lawn framed by secure fencing.

Practical touches such as uPVC double glazing and gas radiator heating ensure comfort and efficiency throughout.

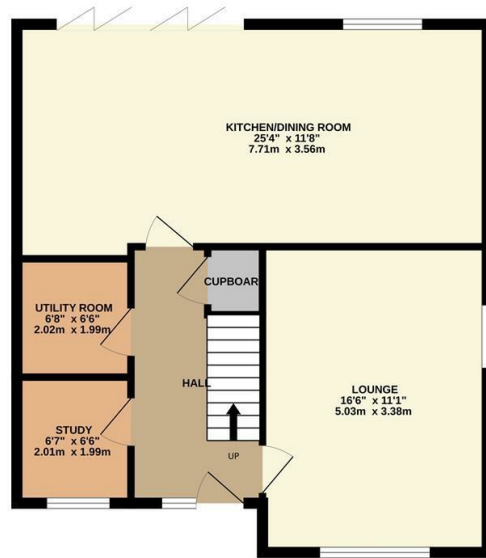
Agent's Note: A service charge of £74.93 is payable every six months.



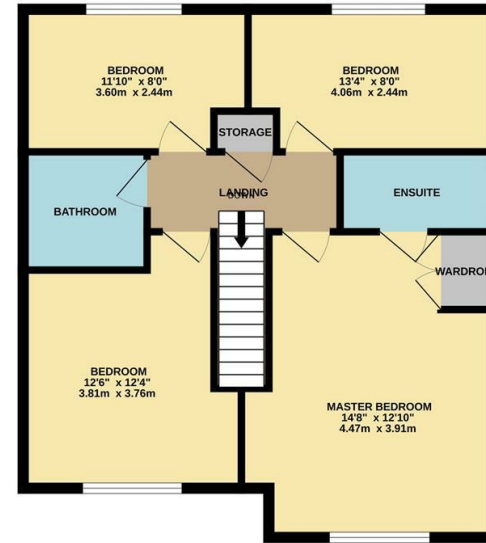
Offers in excess of £450,000



GROUND FLOOR

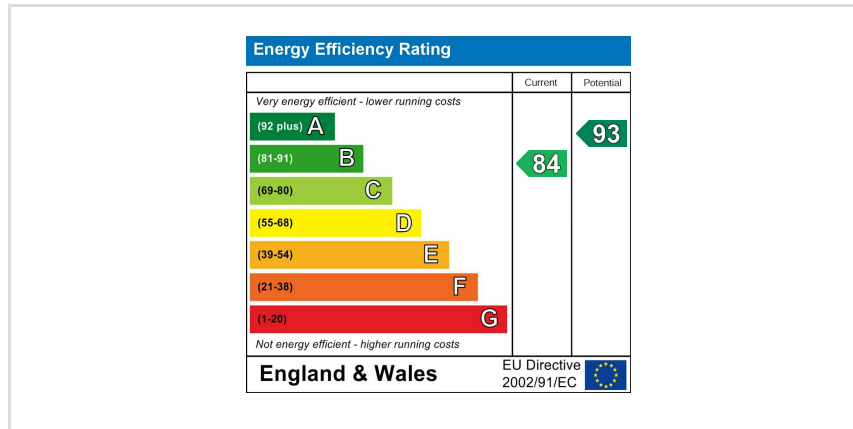


1ST FLOOR



TOTAL FLOOR AREA: 1352sq.ft. (125.6 sq.m.) approx.

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