



19 Timken Way South
Northampton, NN5 6FE



Derran Dooley
Partnered With
Simpsons
Property Experts



**** GUIDE PRICE £500,000 - £525,000 ****

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



Guide price £500,000



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.



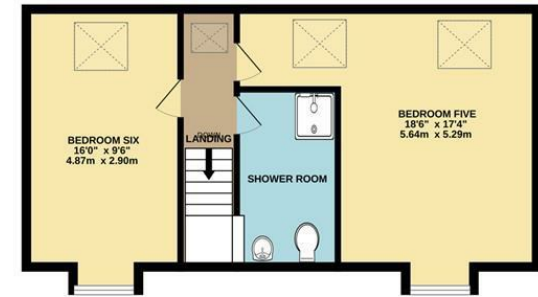
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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 |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | 81 | 86 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |



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