43 Derngate Northampton NN1 1UE

£319,500





OSCAR JAMES

...expect excellence

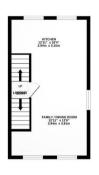
FLOOR PLANS

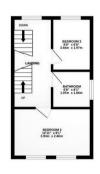
GROUND FLOOR

1ST FLOOR

3RD









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 be tested and no guarantee as to their operability can be given



AT A GLANCE...



Spacious Living Area



Fitted Kitchen With Integrated Appliances



Master Bedroom With Balcony



Family Bathroom



Close To Beckets Park



Allocated Parking Space



WHAT'S GREAT?

Ideally positioned on Derngate, just a short walk from the Royal & Derngate Theatre and the dine effortlessly in a space made for both relaxation and entertaining. extensive amenities of Northampton town centre, this exclusive gated development comprises just five newly built homes, all finished to an exceptional standard.

Each property benefits from Karndean flooring, oak internal doors, allocated gated parking with EV charging points, ultra-fast 1GB broadband, a video door entry system, sprinkler systems throughout, and the peace of mind of a 10-year new home warranty.

Step inside No.43 this unique four-story home and discover a space designed to fit your life, your way.

Ground Floor: Start your day in a flexible space that could be a home office, a cosy snug, or even a guest bedroom — plus a convenient cloakroom to keep things tidy.

First Floor: The heart of the home is a stunning 27ft open-plan living area. Lounge, cook, and

Second Floor: Two spacious double bedrooms await, sharing a sleek family bathroom — the perfect setup for family or friends.

Top Floor: Your private sanctuary sits at the very top. The master suite comes with a modern en-suite and French doors that open onto a balcony, offering peaceful rooftop views — an ideal spot to unwind after a long day.

This impressive home delivers high-quality, flexible living in a highly sought-after central location and must be viewed to be fully appreciated.

...expect excellence



SELLER'S SECRET

A Superb development of 5 Brand new homes built to a high specification.





To buy or not to buy....

OSCAR JAMES

336 Wellingborough Road | Northampton | NN1 4ES 01604 622722 www.oscar-james.com

Why	we	like	it

Central location close to the town centre, Northampton General Hospital and Beckets Park.

NO ONWARD CHAIN!