



Derngate Place

Northampton, Northamptonshire NN1 1UE



Derran Dooley

Partnered With

Simpsons
Property Experts

Perfectly positioned in the heart of Northampton's Cultural Quarter, This home 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.

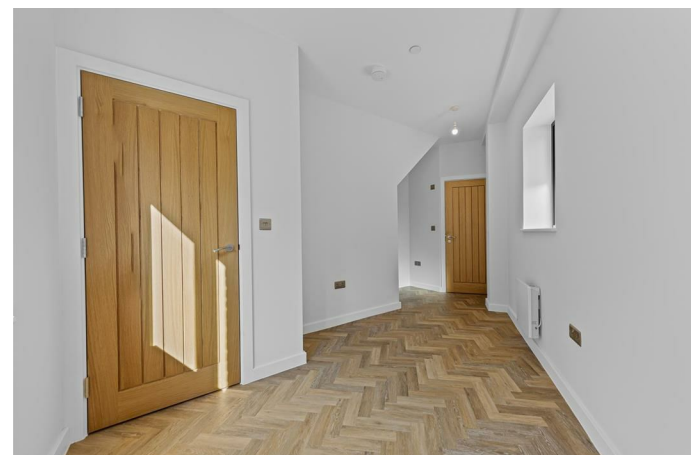
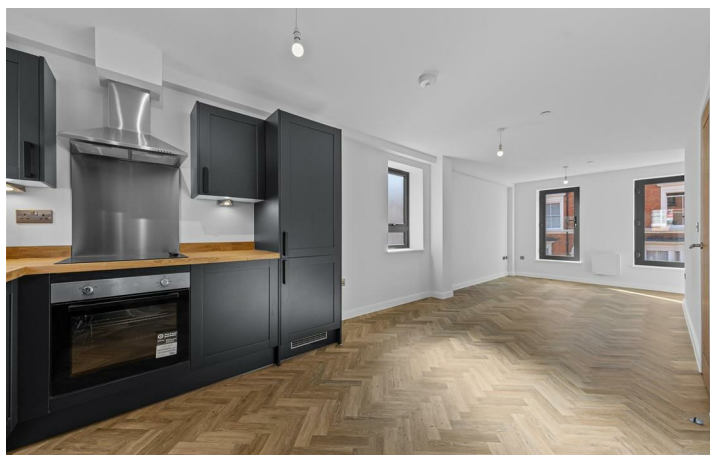
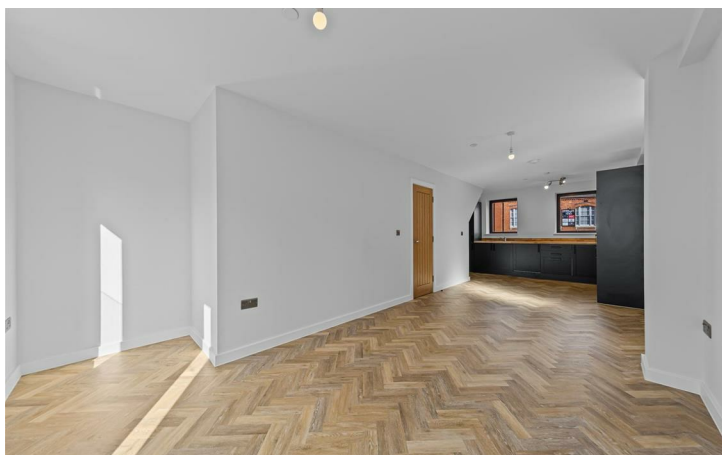
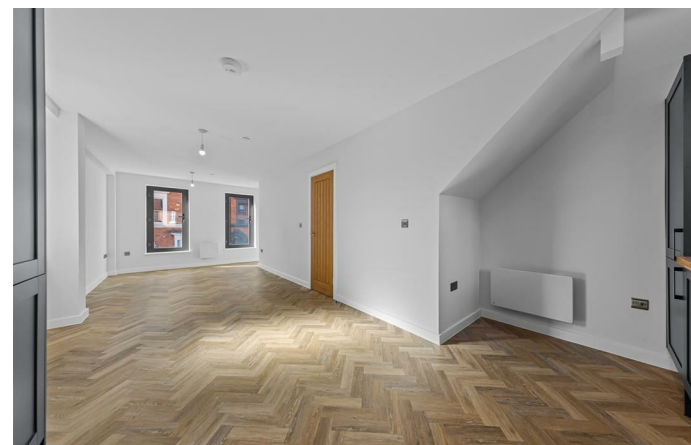
10-year New Home Warranty – reassurance guaranteed.

Living at 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

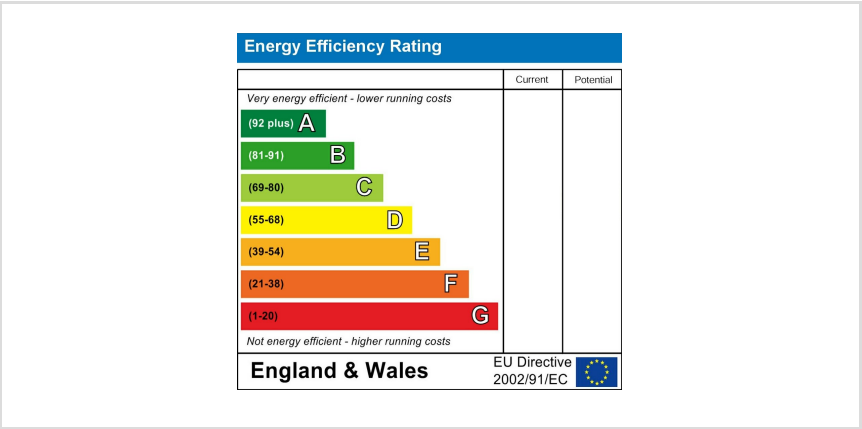
COUNCIL TAX BAND - TBC

£319,500





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