



Derngate Place
Northampton, Northamptonshire NN1 1UE



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



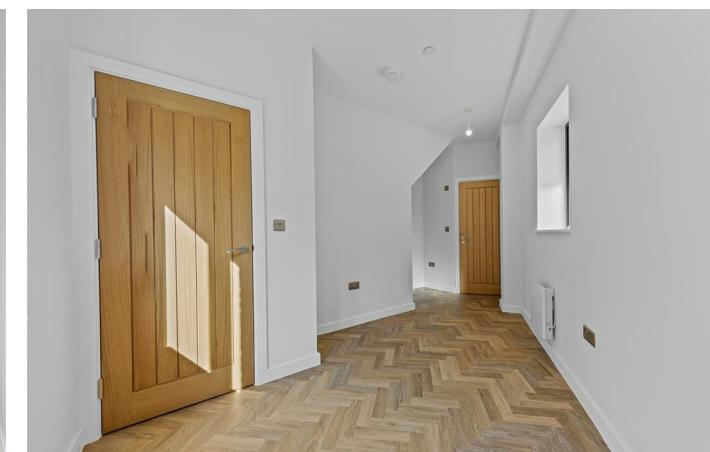
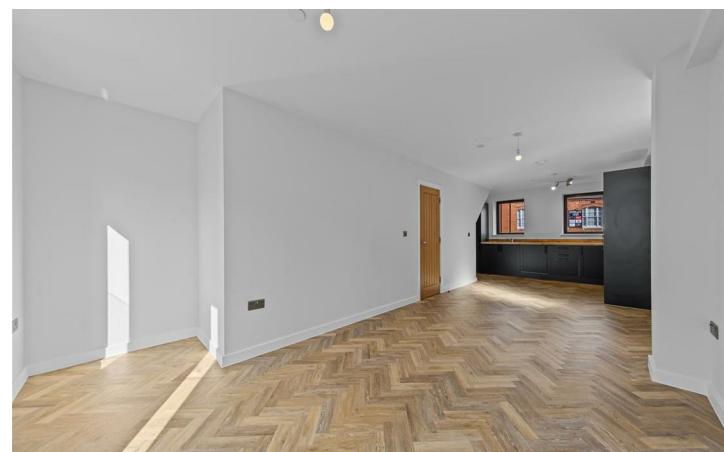
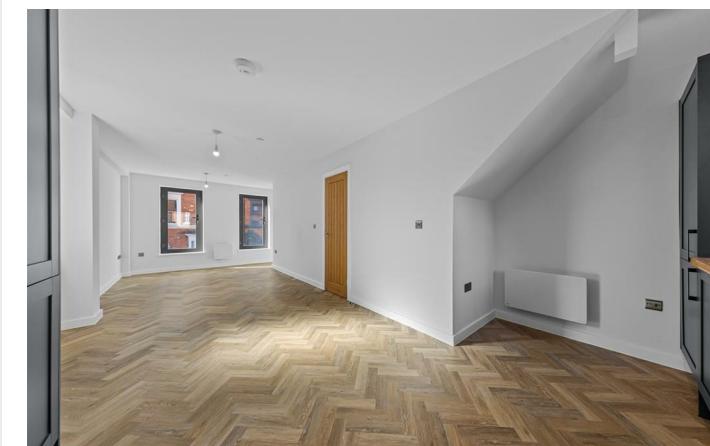
3



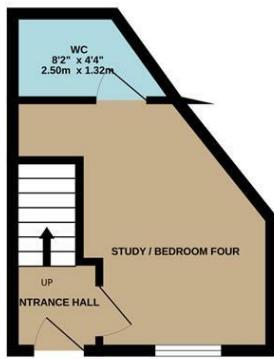
2



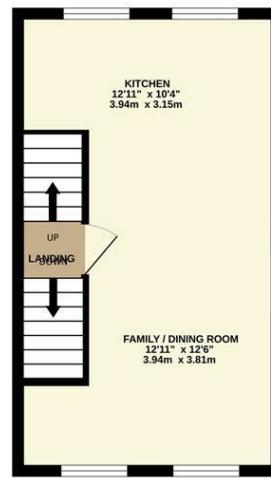
2



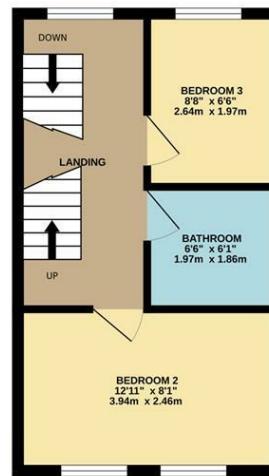
GROUND FLOOR



1ST FLOOR



2ND FLOOR

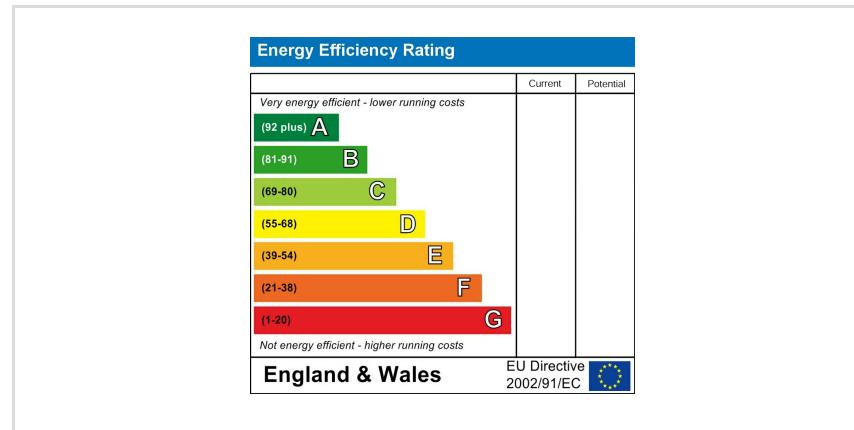


3RD FLOOR



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.

Made with Metropix ©2025





Derran Dooley

Partnered With

Simpsons Property Experts

Tel: 01604 969706

Email: northampton@simpsonspropertyexperts.co.uk

Web: simpsonspropertyexperts.co.uk/our-locations/northampton

