



6 Battalion Drive
Northampton, NN4 6RB

Derran Dooley
Partnered With
Simpsons
Property Experts





Situated within the highly regarded Simpson Manor development in Wootton, this beautifully presented four-bedroom detached home offers stylish, versatile living space perfectly suited to modern family life. The location is ideal for those seeking a balance of peaceful residential surroundings with excellent access to local shops, schools and everyday amenities.

The home welcomes you with a bright and inviting entrance hall that sets the tone for the rest of the property. A contemporary lounge provides a comfortable yet stylish retreat, complete with a feature media wall and French doors that open directly onto the rear garden, allowing natural light to flow through and creating an ideal space for both relaxing and entertaining. A separate dining room offers flexibility for family meals, home working or hosting guests.

The well-appointed kitchen sits at the heart of the home, offering generous storage, integrated appliances and a breakfast bar for casual dining, while the adjoining utility room keeps day-to-day living neatly organised.

Upstairs, four well-proportioned bedrooms provide excellent accommodation for growing families. The principal bedroom benefits from fitted wardrobes and a modern en-suite shower room, while the remaining bedrooms are served by a stylish refitted family bathroom.

Outside, the property continues to impress with a neatly maintained front garden, driveway and detached single garage. The fully enclosed south facing rear garden offers a private and secure space, mainly laid to lawn with a patio area perfect for summer dining, entertaining or simply unwinding.

A superb opportunity to acquire a ready-to-move-into family home in one of Wootton's most desirable residential locations.



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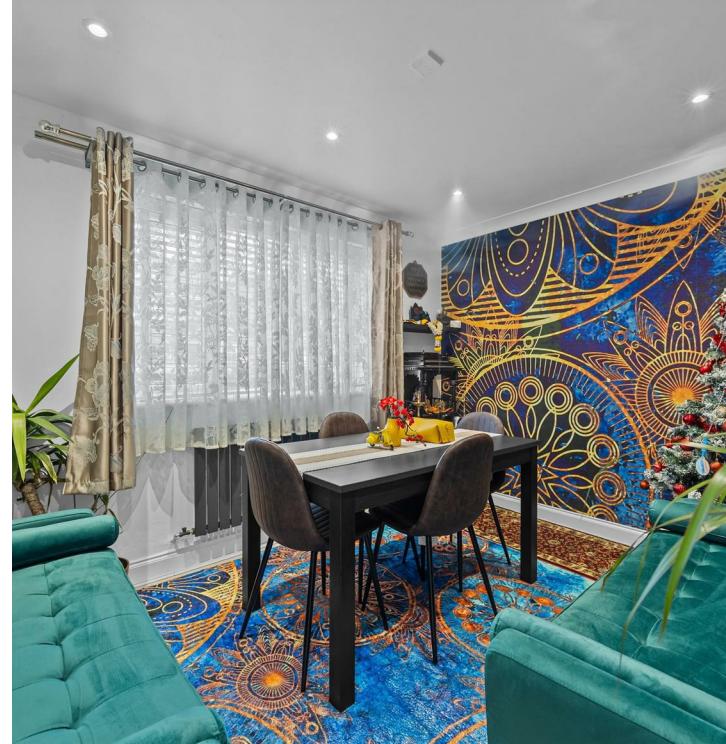


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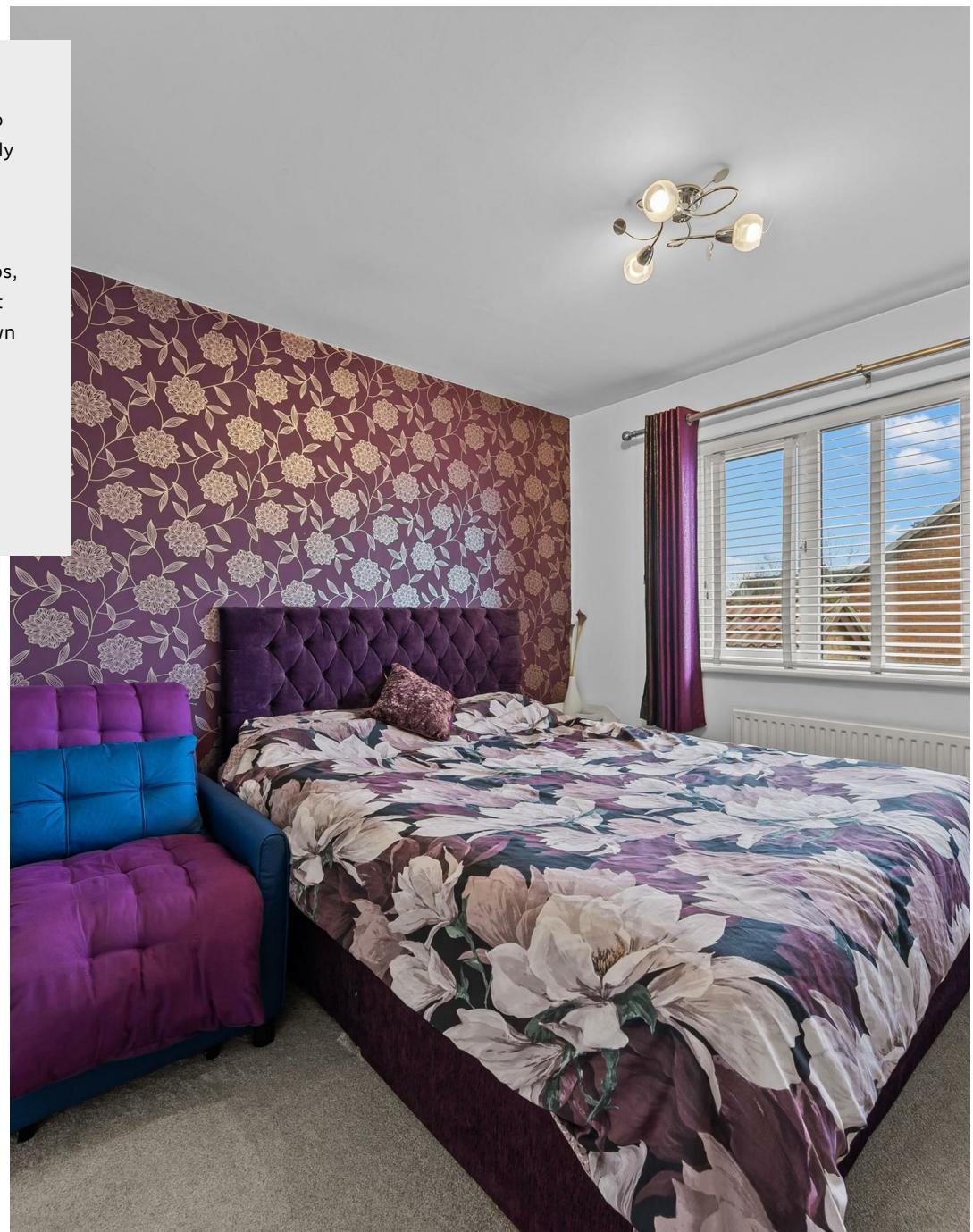
£440,000



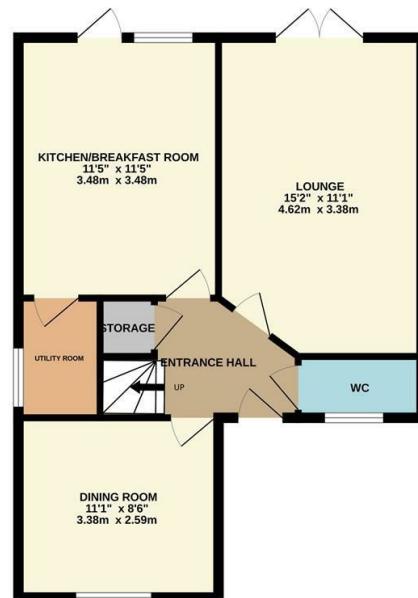
Battalion Drive sits within one of Northampton's most popular and well-regarded residential developments, located within the desirable area of Wootton. The location is particularly attractive to families due to its excellent local schooling, with Ofsted 'Outstanding' school Wootton Hall Park only a short distance away along with Wootton Primary School, Preston Hedges Primary School and The Caroline Chisholm School all within easy reach, along with Northampton High School nearby.

The area offers a strong sense of community alongside everyday conveniences, including local shops, cafés and amenities, with further retail options close by. For commuters, Wootton provides excellent transport links, with easy access to the M1 at Junction 15 and road connections to Northampton town centre and surrounding areas. Northampton railway station also offers regular mainline services to London Euston and Birmingham.

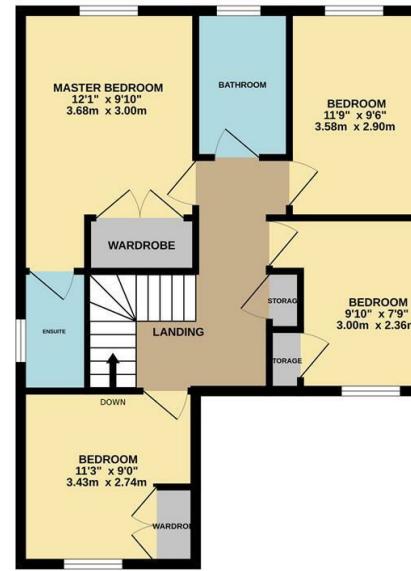
A well-connected and highly sought-after location, ideal for family life and commuting alike.



GROUND FLOOR
603 sq.ft. (56.0 sq.m.) approx.



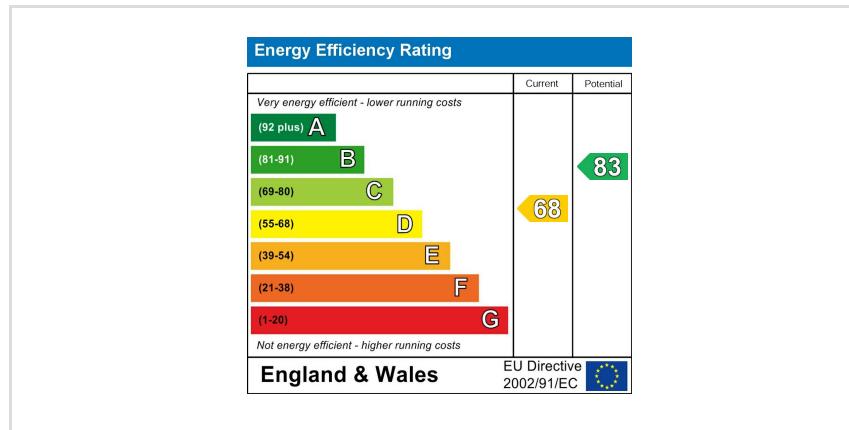
1ST FLOOR
585 sq.ft. (54.4 sq.m.) approx.



TOTAL FLOOR AREA: 1188 sq.ft. (110.4 sq.m.) approx.

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 errors contained within. Prospective buyers should satisfy themselves as to the accuracy of these details. Simprints Ltd. accept no responsibility for any inaccuracies. The floor plan is for indicative 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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