




Derran Dooley
FOR SALE

31 Ixworth Close
Northampton, NN3 8TW



Derran Dooley
Partnered With
Simpsons
Property Experts

Situated in a quiet cul-de-sac location on Ixworth Close, Northampton, this three-bedroom detached home offers generous living space, a substantial frontage and excellent potential to further enhance and extend (subject to the necessary planning permissions).

Recently redecorated throughout and fitted with brand new carpets, the property provides a fresh and neutral interior ready for immediate occupation. The ground floor features two well-proportioned reception rooms, offering flexible living space ideal for both family life and entertaining. The layout presents clear scope for modernisation or reconfiguration, giving buyers the opportunity to add value and create their ideal home.

Upstairs, there are three bedrooms and a family bathroom, with plenty of potential to improve and personalise over time.

Externally, the property benefits from a large driveway set well back from the road, providing ample off-road parking and a strong sense of privacy. To the rear is a generous garden, offering excellent outdoor space and further potential for extension (STP).

A fantastic opportunity for buyers looking for a detached home with space, privacy and genuine scope to add value in a popular Northampton location.

Council Tax Band - C

EPC Rating - D

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

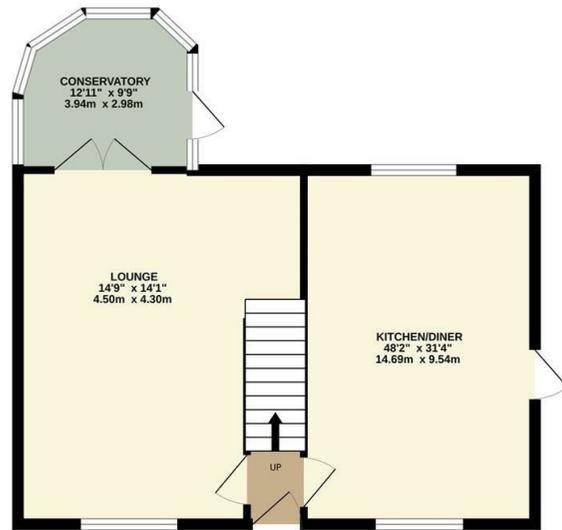
If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in

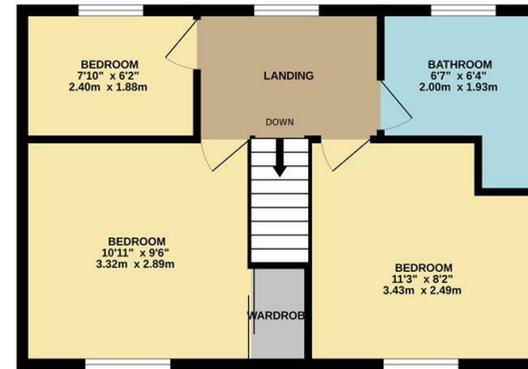
Guide price £225,000



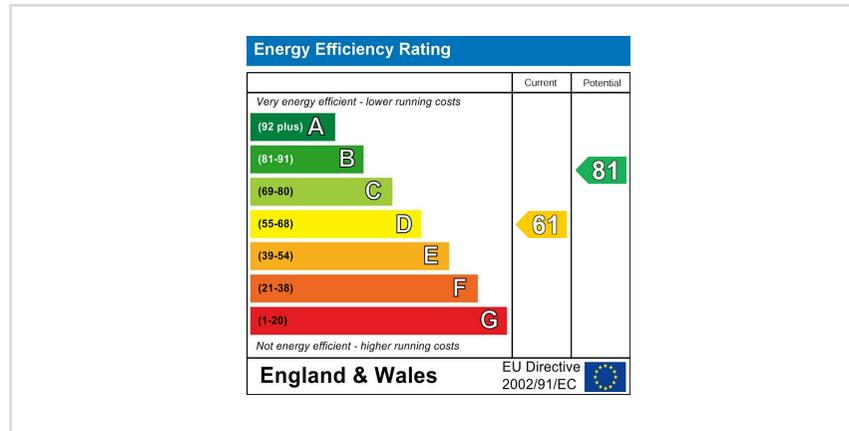
GROUND FLOOR



1ST FLOOR



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