



**Derngate Place**  
Northampton, Northamptonshire NN1 1UE

Derran Dooley  
Partnered With  
**Simpsons**  
Property Experts





Tucked away within the prestigious, gated development of Derngate Place, this stunning two-bedroom townhouse combines contemporary living with an enviable location. Offering style, security, and sophistication, Derngate Place is a home designed for modern lifestyles.

Spread across four carefully planned floors, the property offers both comfort and versatility:

**Ground Floor:** A welcoming lounge with cloakroom, perfect for relaxed evenings or a quiet retreat.

**First Floor:** A bright and spacious open-plan kitchen and dining area – the heart of the home, ideal for hosting and entertaining.

**Second & Third Floors:** Two generously sized double bedrooms, each with a private en-suite shower room, creating a boutique-hotel feel and ensuring comfort and privacy.

#### Standout Features

Every property in Derngate Place has been built to exacting standards, with luxury and convenience in mind:

Ultrafast 1GB broadband – flawless for remote working or streaming.

Video door-entry system – peace of mind at your fingertips.

Premium Karndean flooring – durable, elegant, and low-maintenance.

Solid oak worktops & internal doors – timeless quality throughout.

Fully integrated appliances – including fridge/freezer and washer/dryer.

Industry-standard sprinkler system – prioritising safety.

10-year New Home Warranty – reassurance built in.

Set within a private, gated road, the property offers seclusion and security while being just steps away from the lively town centre. An allocated parking space is included, with further parking available at nearby St John's Car Park for added convenience.

Although the home does not feature a private garden, Becketts Park is just moments away – a vast green space offering the perfect backdrop for morning runs, leisurely walks, or summer picnics, without the responsibility of upkeep.

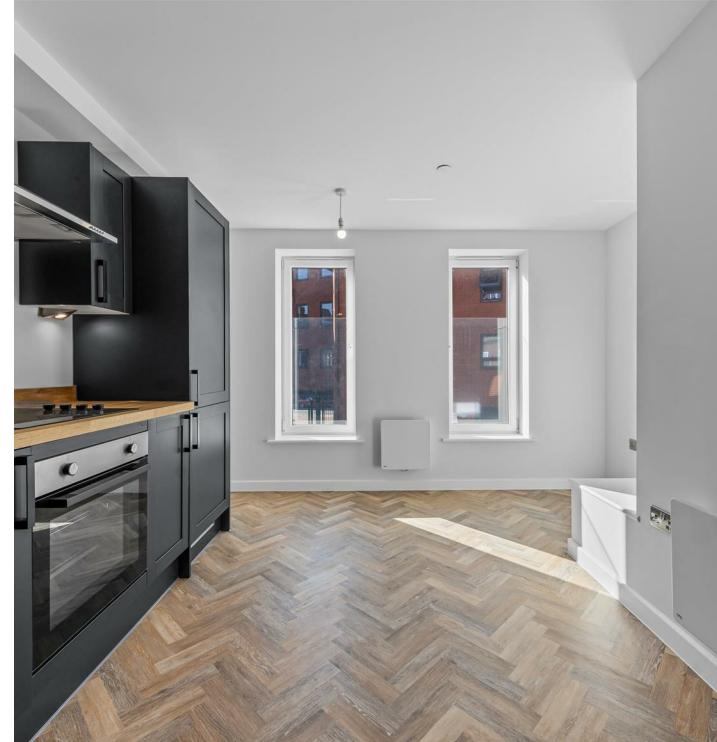
Perfect for professionals, downsizers, or anyone seeking a stylish, low-maintenance home in a secure central setting.

EPC RATING - C

COUNCIL TAX BAND - B



£249,950

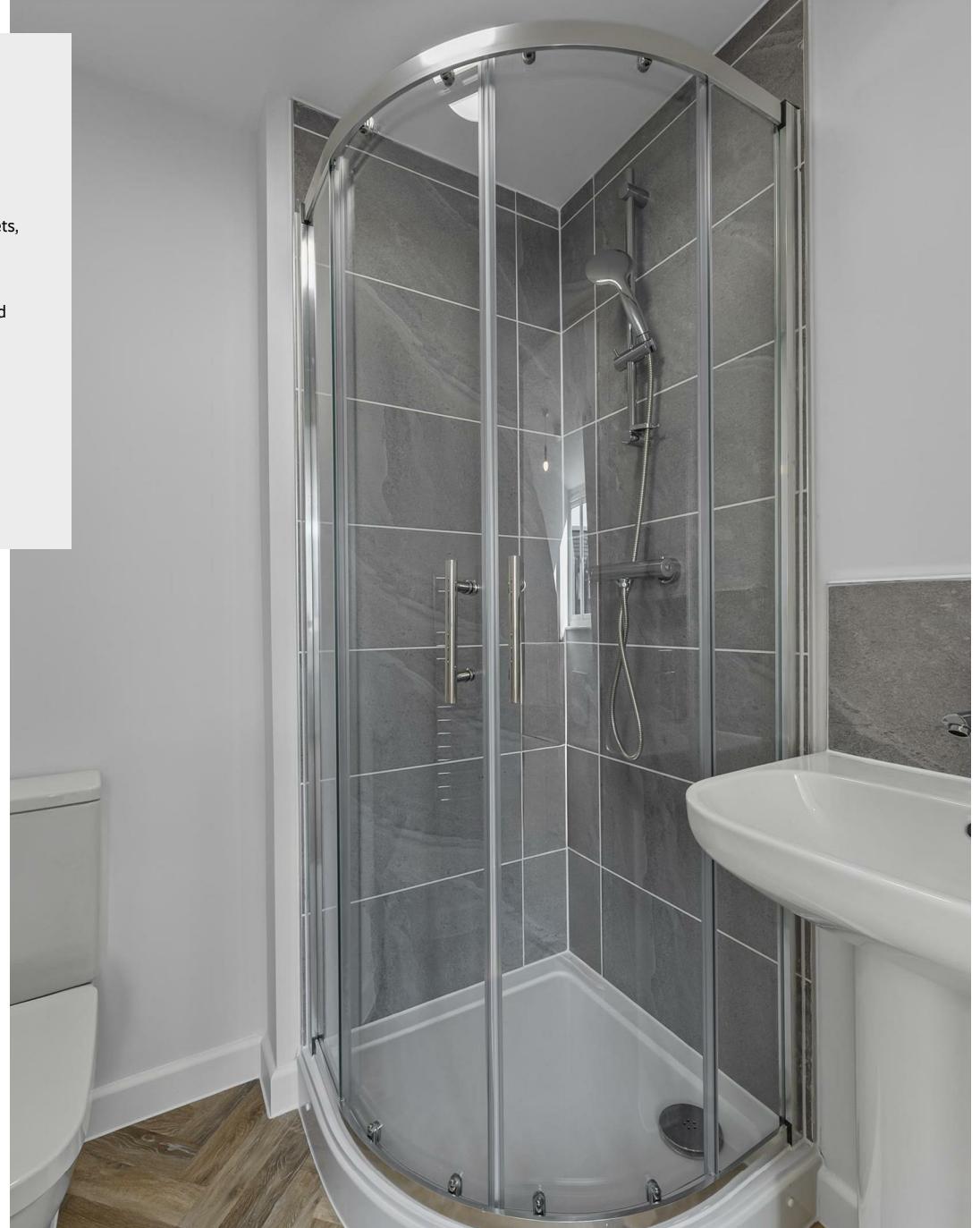


Derngate Place enjoys a prime position in Northampton's Cultural Quarter, an area that blends rich heritage with vibrant modern living. Just steps from your front door, you'll find an array of independent cafés, stylish bars, and acclaimed restaurants, making it a true hotspot for food, drink, and socialising.

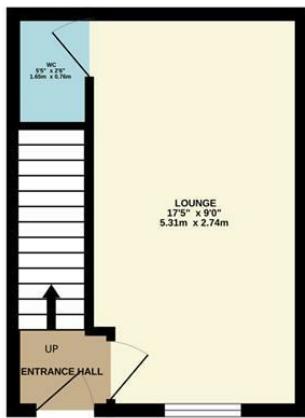
Beyond culture, everyday convenience is effortless. The town centre provides excellent shopping, with both independent boutiques and major retailers, while the Grosvenor Shopping Centre is a short stroll away. You'll also find gyms, supermarkets, and healthcare services all within easy reach.

For those who love the outdoors, Becketts Park and the River Nene are only moments away, offering green open space and riverside walks without leaving town.

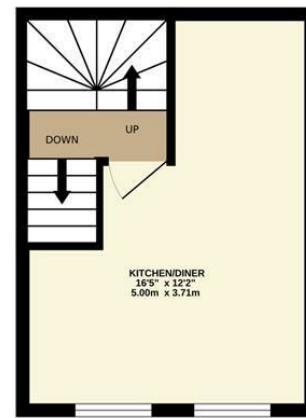
Commuters are well served too: Northampton train station (with direct links to London Euston in under an hour) is within walking distance, and the area offers easy access to the M1 and A45.



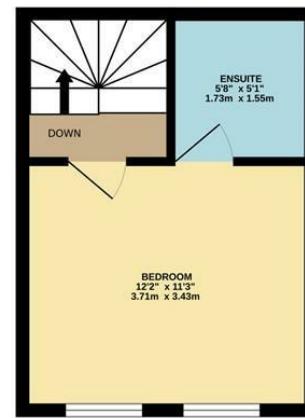
GROUND FLOOR



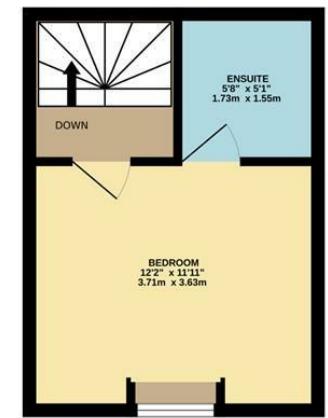
1ST FLOOR



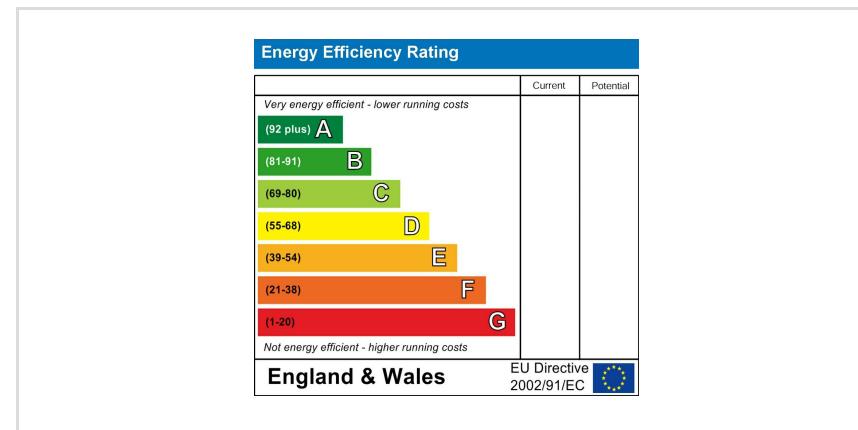
2ND FLOOR



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