



£335,000

45 Berrywood Drive Northampton NN5 6GA



Carter Williams
Estate and Letting Agents



Situated on Berrywood Drive, in a popular and well-connected area of Northamptonshire, this immaculately presented three-storey town house offers spacious and versatile accommodation, ideal for modern family living.

Approaching the property, you are welcomed by a courtyard-style front garden, enclosed by low-level wooden fencing, with a patio pathway leading to the front entrance. Upon entering, the hallway provides access to the ground floor accommodation. To the left is a contemporary kitchen, featuring a range of base and wall-mounted units, plumbing for white goods, and space for a small breakfast table, all complemented by a window to the front aspect allowing for natural light. Continuing through the hallway, there is a convenient ground floor cloakroom fitted with a low-level WC and hand wash basin, along with useful under-stairs storage accessed from this space. To the rear of the property lies a generously sized living/dining room, offering a bright and airy feel with double doors opening onto the rear garden, as well as Velux windows that flood the room with natural light. The first floor hosts the second and third bedrooms along with the family bathroom. The second bedroom is a well-proportioned double with built-in storage, while the third bedroom is a good-sized single, ideal as a child's room, nursery, or home office. The family bathroom is fitted with a shower over bath, low-level WC, and hand wash basin. Stairs then rise to the top floor, where the impressive principal bedroom occupies the entire level. This spacious retreat benefits from dual aspect windows, fitted storage over the stairs, and a dedicated dressing area with built-in wardrobes. The room is further enhanced by a well-appointed en-suite, comprising a shower unit, low-level WC, and hand wash basin. Externally, the property features a low-maintenance rear garden, fully enclosed with fencing, perfect for families or entertaining. A single garage is also located to the rear, providing additional storage or secure parking.

Berrywood Drive is ideally positioned for access to a range of local amenities, including well-regarded schools, shops, parks, and transport links, making it a highly desirable location for families and commuters alike. Beautifully maintained throughout, this home is ready to move into and offers generous living space across three floors- an excellent opportunity for those seeking a stylish and practical family home.

Council Tax Band: D

EPC Rating: C





Lounge/ Diner 4.10m (13' 5") x 5.39m (17' 8")

Kitchen 3.36m (11' 0") x 3.02m (9' 11") Max

W/C 1.86m (6' 1") x 0.90m (2' 11")

Bedroom One 4.10m (13' 5") x 2.99m (9' 10")

Dressing Area 4.76m (15' 7") Max x 1.98m (6' 6")

Ensuite 2.62m (8' 7") x 2.06m (6' 9")

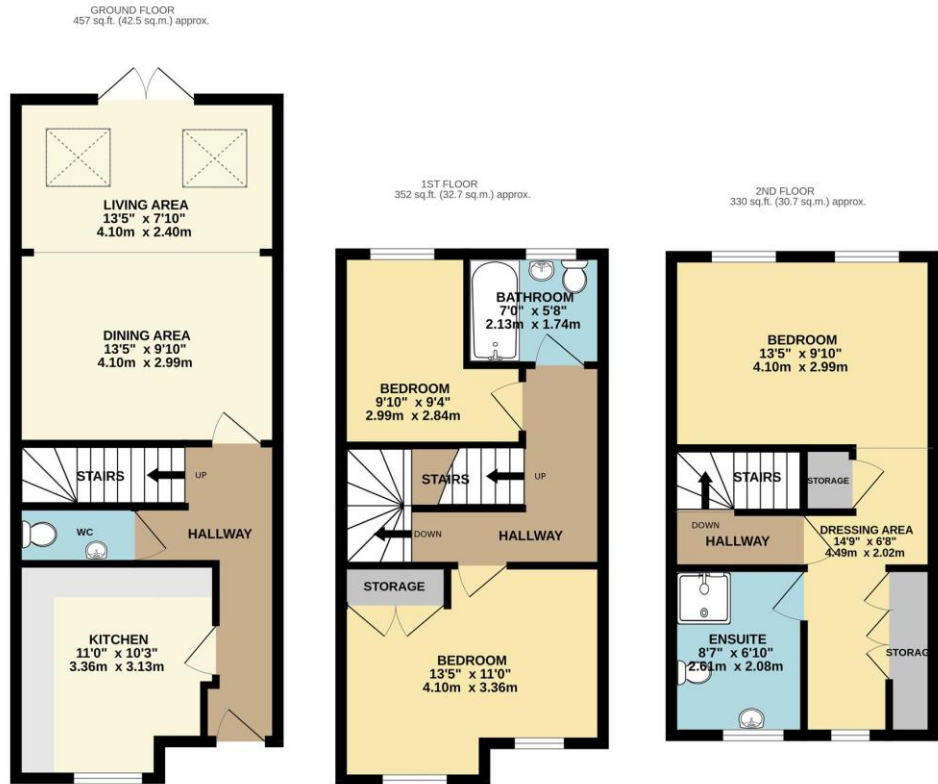
Bedroom Two 4.10m (13' 5") x 3.50m (11' 6")
Max

Bedroom Three 2.88m (9' 5") Max x 2.99m (9'
10")

Bathroom 2.04m (6' 8") x 1.71m (5' 7")

Garden





TOTAL FLOOR AREA: 1139 sq.ft. (105.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should 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 or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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