



16 Jennings Close
Northampton, NN5 4FJ



Derran Dooley
Partnered With
Simpsons
Property Experts



A spacious and well-presented four-bedroom detached home with a self-contained studio annexe built above the double garage, set in a quiet cul-de-sac within the highly sought-after area of St Crispin, Northampton.

Occupying a prime position next to a pocket park, this versatile family home offers close to 2,500 sq. ft of thoughtfully redesigned living space. Updated by the current owners, the layout is ideal for modern family life. The ground floor features a traditional 'Rencraft' in-frame kitchen that opens into a bright dining area and generous sitting room with French doors leading to the rear garden. There's also a separate utility room, a cosy family room/snug, a large home office/study, and a downstairs WC.

Upstairs, the home continues to impress with four double bedrooms. The principal bedroom includes fitted wardrobes and an ensuite, while bedroom two also benefits from its own ensuite shower room. A modern four-piece family bathroom and spacious landing complete the first floor.

A standout feature is the detached double garage with a private, self-contained studio annexe above. Accessed via stairs from the rear garden, the annexe includes a living area, kitchenette, and shower room—ideal for guests, independent family, working from home, or potential rental income.

Outside, the rear garden enjoys a sunny south-westerly aspect and is low maintenance. The property also offers ample off-road parking.

With excellent local schools, shops, parks, and transport links nearby, this beautifully finished home offers generous space, flexibility, and a prime location.

EPC Rating - B

Council Tax - G



4



3



4

Offers over £625,000



Jennings Close is situated in the heart of St Crispin, a highly regarded and family-friendly development on the western edge of Northampton. Tucked away in a quiet residential cul-de-sac, the area offers a peaceful setting while remaining well-connected to local amenities, schools, and transport links.

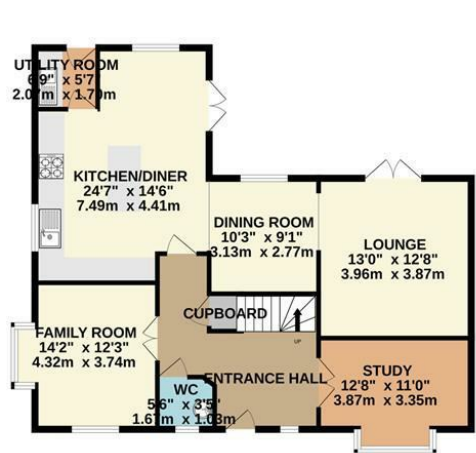
St Crispin is known for its strong sense of community and is home to its own retail village. The area also benefits from several pocket parks, green open spaces, and nearby countryside, making it ideal for families and those who enjoy an active outdoor lifestyle.

Commuters will appreciate the excellent transport links, with easy access to the A45, A43, and M1 motorway, as well as Northampton train station, which offers regular direct services to London Euston in under an hour.

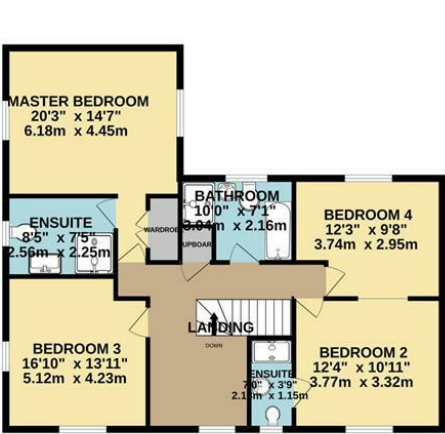
Overall, Jennings Close offers a perfect blend of quiet suburban living, strong local amenities, and convenient access to the town centre and beyond — making it a desirable location for families, professionals, and downsizers alike.



GROUND FLOOR
1234 sq.ft. (114.6 sq.m.) approx.



1ST FLOOR
1215 sq.ft. (112.9 sq.m.) approx.



TOTAL FLOOR AREA : 2449 sq.ft. (227.5 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 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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	91
(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	





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