



29 Rosemoor Drive  
Northampton, NN4 0XD



Derran Dooley  
Partnered With  
**Simpsons**  
Property Experts



**\*\* GUIDE PRICE £475,000 - £500,000 \*\***

Tucked away in a quiet cul-de-sac on Rosemoor Drive, this spacious and extended four-bedroom detached home offers versatile family living with the exceptional addition of a self-contained one-bedroom annexe.

The main house has been thoughtfully extended to create generous and flexible ground floor space. A separate lounge provides a cosy retreat, while a dedicated home office is ideal for remote working. To the rear, a spacious dining/family room forms the heart of the home — perfect for everyday living and entertaining. The re-fitted kitchen is both stylish and practical, with access to a separate utility room.

Upstairs, there are four bedrooms — three doubles and a single. The principal bedroom benefits from its own dressing area and en-suite, while a modern family bathroom serves the remaining rooms.

The standout feature is the self-contained annexe, offering excellent flexibility for multi-generational living, older children, guests, or potential rental income. With its own entrance and parking to the front, it provides independence while remaining connected to the main home. Inside, there is a bright open-plan living area with a fully fitted kitchen and doors opening to the rear garden. A spacious double bedroom and separate shower room complete the accommodation.

Externally, the property benefits from a private rear garden, parking to the front of the annexe, and a single garage.

Situated in a popular family development in East Hunsbury, the home is within easy reach of local amenities on Butts Road, Tesco Superstore, Danes Camp Leisure Centre, well-regarded schools including Caroline Chisholm and Wootton Park, and offers excellent access to M1 Junction 15.

A superb opportunity combining space, flexibility and lifestyle appeal.

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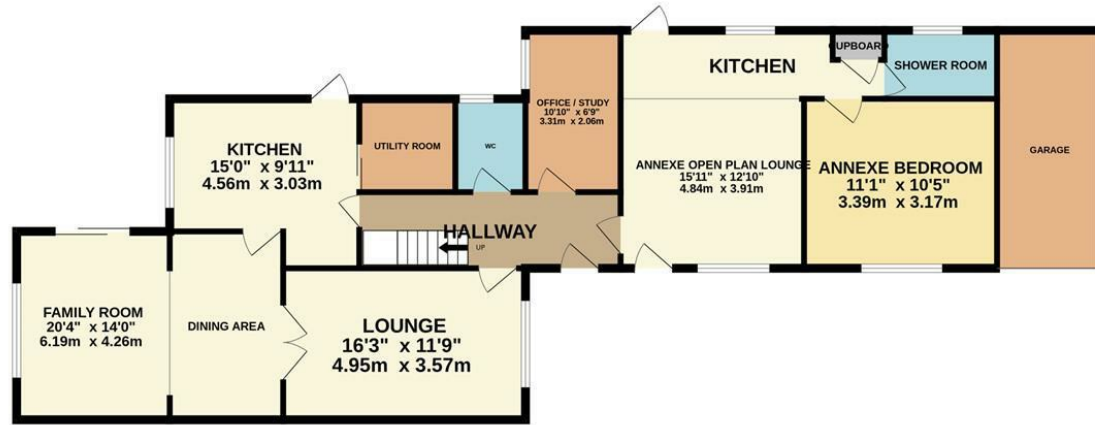
**Guide price £475,000**



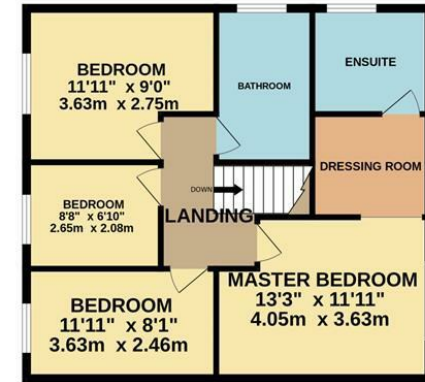
East Hunsbury is a highly regarded residential area to the south of Northampton, popular with families and professionals alike. Known for its green open spaces and strong community feel, it offers excellent local amenities including shops, supermarkets, leisure facilities and well-rated primary and secondary schools. With easy access to M1 Junction 15 and good transport links into Northampton town centre, East Hunsbury combines everyday convenience with a quieter, suburban lifestyle.



GROUND FLOOR



1ST 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 been tested and no guarantee as to their operability can be given  
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	<b>76</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





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Tel: 01604 969706

Email: [northampton@simpsonspropertyexperts.co.uk](mailto:northampton@simpsonspropertyexperts.co.uk)

Web: [simpsonspropertyexperts.co.uk/our-locations/northampton](http://simpsonspropertyexperts.co.uk/our-locations/northampton)

