

NORWOOD FARM

Harpole, Northampton, NN7 4AP

2, 3 & 4 BEDROOM
NEW HOMES

Welcome to
Norwood Farm,
situated on the
outskirts of the
village of
Harpole.



A COLLECTION OF 2, 3 & 4 BEDROOM HOMES

Norwood Farm offers modern living in a vibrant rural environment.

Unique development of brand new contemporary homes on the outskirts of Harpole.

The western side of Northampton, puts you in the perfect location with excellent commuter links.

A short drive away you will benefit from the essentials you can find in the village of Harpole just off the A4500 (formerly the A45) about 1 mile east of the M1 Motorway junction 16.

The rural location of the development, means that the Northamptonshire countryside is right on your doorstep.






There are various pubs and restaurants close to the development or you could visit the town of Northampton with its shopping area and nightlife.

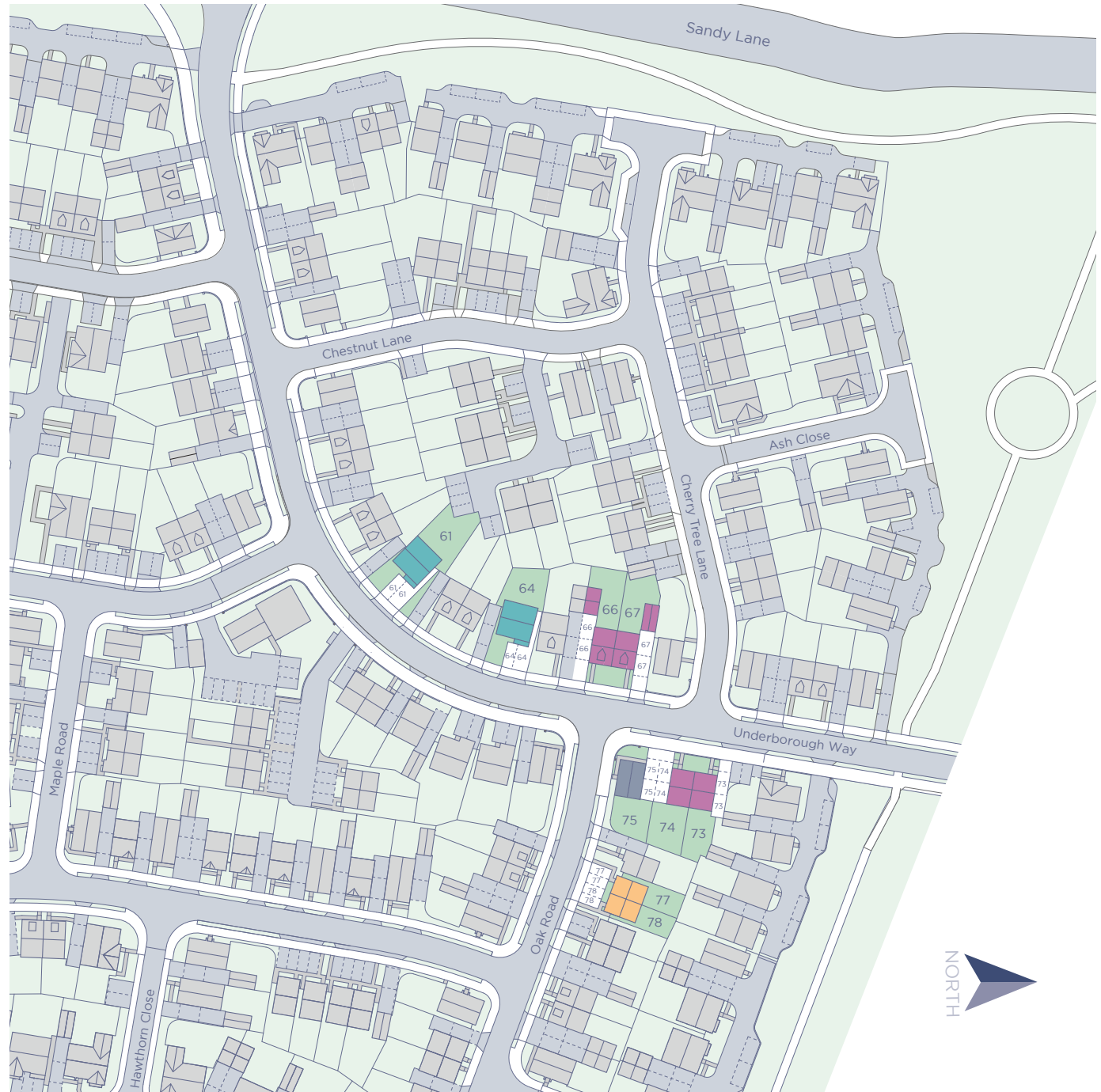
Northampton provides a great selection of state and independent schools for children of all ages, many are within a short distance of Norwood Farm.



Please note: Car journey times shown are an average based on normal driving conditions. Train times can vary from what day and time you start your journey.

Norwood Farm Site Layout

-  **The Goodridge**
4 Bed Detached
61 & 64
-  **The Aslin**
4 Bed Semi-Detached - with garage
66 & 67
-  **The Aslin**
4 Bed Semi-Detached
73 & 74
-  **The Mountford**
3 Bed Detached
75
-  **The Harcourt**
2 Bed Semi-Detached
77 & 78





Computer generated image shown.

The Goodridge

4 Bed Detached home

The Goodridge is a modern four bedroom home comprising of a spacious living area and well appointed kitchen/dining area with double doors to the turfed rear garden.

Upstairs you will find four bedrooms and a family bathroom, the master bedroom benefiting from a En-Suite shower room.

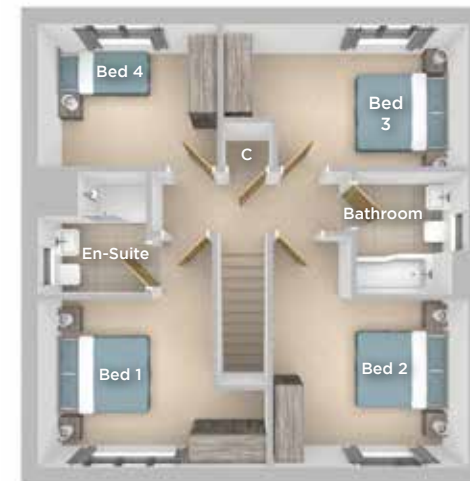
SPECIFICATIONS

- ◆ 10 year build warranty
- ◆ Double glazed windows
- ◆ Downstairs W/C
- ◆ Family bathroom with shower over bath
- ◆ Gas central heating
- ◆ Modern fitted kitchen
- ◆ Turfed rear garden
- ◆ Allocated parking



GROUND FLOOR

Kitchen/Dining	5.76m x 3.01m	18'11" x 9'11"
Living	4.78m x 3.50m	15'8" x 11'6"



FIRST FLOOR

Bedroom 1	4.10m x 3.02m	13'6" x 9'11"
En-Suite	2.20m x 1.94m	7'2" x 6'4"
Bedroom 2	3.50m x 3.02m	11'6" x 9'11"
Bedroom 3	4.39m x 2.54m	14'5" x 8'4"
Bedroom 4	3.21m x 2.54m	10'6" x 8'4"
Bathroom	2.20m x 2.01m	7'2" x 6'7"

TOTAL FLOOR AREA
120.92m² - 1301.60 sq.ft

△ External access C Cupboard/Storage

Imagery indicative of Platform show homes. Fixtures and fittings shown are intended as a preliminary guide for prospective purchasers and should not be relied upon. Internal layouts show a general arrangement which may vary from plot to plot.

Platform Home Ownership have taken every effort to ensure that these documents are accurate and represent the properties available. Platform Home Ownership and the developer may in their efforts to improve design reserve the right to alter site plans, floorplans, elevations and specifications without prior notice. Visit our website at www.platformhomeownership.com for further details.



Computer generated image of plots 73 & 74 - Plots 66 & 67 include garages

The Aslin

4 Bed
Semi-Detached home
Plots 66 & 67
with garage

The Aslin offers flexible living over three storeys. The ground floor features a well appointed kitchen/dining area also a spacious living room with French doors.

The first floor has three bedrooms and the family bathroom. The master bedroom with En-Suite is located on the second floor.

SPECIFICATIONS

- ◆ 10 year build warranty
- ◆ Double glazed windows
- ◆ Downstairs W/C
- ◆ Family bathroom with walk in shower
- ◆ Gas central heating
- ◆ Modern fitted kitchen
- ◆ Turfed rear garden
- ◆ Garage



GROUND FLOOR

Kitchen/Dining
4.81m x 2.84m 15'9" x 9'4"
Living
5.03m x 3.25m 16'6" x 10'8"

SECOND FLOOR

Bedroom 1
4.50m x 3.92m 14'9" x 12'10"
En-Suite
3.03m x 1.43m 9'11" x 4'8"

FIRST FLOOR

Bedroom 2
4.24m x 2.56m 13'11" x 8'5"
Bedroom 3
3.81m x 2.81m 12'6" x 9'3"
Bedroom 4
3.23m x 2.41m 10'7" x 7'11"
Bathroom
2.16m x 1.76m 7'1" x 5'9"

TOTAL FLOOR AREA
104.32m² - 1122.93 sq.ft

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The Mountford

3 Bed Detached home

The Mountford is a stylish three bed detached double fronts new home comprising of a well appointed kitchen/dining area with feature French doors to the turfed garden.

Upstairs you will find three bedrooms and the family bathroom, the master bedroom benefiting from an En-Suite.

SPECIFICATIONS

- ◆ 10 year build warranty
- ◆ Double glazed windows
- ◆ Downstairs W/C
- ◆ Family bathroom with shower over bath
- ◆ Gas central heating
- ◆ Modern fitted kitchen
- ◆ Turfed rear garden
- ◆ Allocated parking



GROUND FLOOR

Kitchen/Dining
5.64m x 2.74m 18'6" x 9'0"

Living
5.64m x 3.17m 18'6" x 9'0"

FIRST FLOOR

Bedroom 1
3.39m x 3.22m 11'1" x 10'7"

En-Suite
1.87m x 1.60m 6'2" x 5'3"

Bedroom 2
3.17m x 2.78m 10'5" x 9'1"

Bedroom 3
2.80m x 2.79m 9'2" x 9'2"

Bathroom
2.19m x 2.13m 7'2" x 7'0"

TOTAL FLOOR AREA
91.52m² - 985.12 sq.ft

△ External access

C Cupboard/Storage

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The Harcourt

2 Bed Semi-Detached home

The Harcourt is a modern two bed semi-detached new home comprising of a well appointed kitchen, leading into a spacious living area with rear French doors allowing easy access to the turfed rear garden.

Upstairs you will find two bedrooms and a white fitted family bathroom with shower over the bath.

SPECIFICATIONS

- ◆ 10 year build warranty
- ◆ Double glazed windows
- ◆ Downstairs W/C
- ◆ Family bathroom with shower over bath
- ◆ Gas central heating
- ◆ Modern fitted kitchen
- ◆ Turfed rear garden
- ◆ Allocated parking



GROUND FLOOR

Kitchen/Living
6.83m x 4.13m 22'5" x 13'7"



FIRST FLOOR

Bedroom 1
4.13m x 2.87m 13'7" x 9'5"

Bedroom 2
4.13m x 2.44m 13'7" x 8'0"

Bathroom
2.01m x 1.97m 6'7" x 6'6"

TOTAL FLOOR AREA
56.49m² - 608.05 sq.ft

△ External access C Cupboard/Storage

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Norwood Road

Northampton, NN7 4AP.

House prices for all plots available



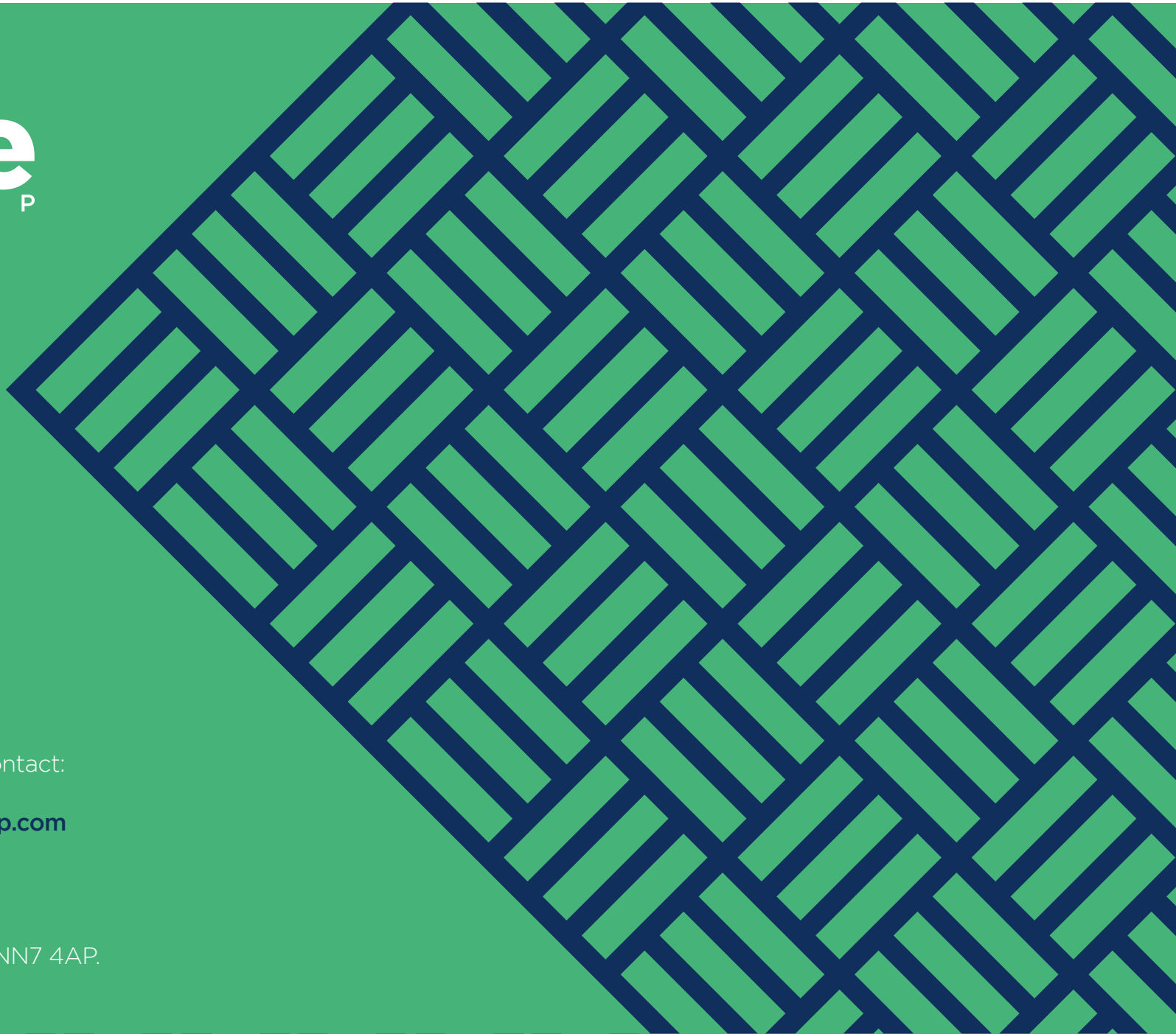
Plot	House Type	Postal Address	Handover	100% Price	40% Share Value	Monthly Rent	Service Charge	Sold/Reserved
61	The Goodridge 4 Bed Detached House	23 Underborough Way, Northampton, NN7 4GW.	December 2023	£390,000	£156,000	£536.25	TBC	
64	The Goodridge 4 Bed Detached House	29 Underborough Way, Northampton, NN7 4GW.	December 2023	£390,000	£156,000	£536.25	TBC	
66	The Aslin - with garage 4 Bed Semi-Detached House	33 Underborough Way, Northampton, NN7 4GW.	December 2023	£370,000	£148,000	£508.75	TBC	
67	The Aslin - with garage 4 Bed Semi-Detached House	35 Underborough Way, Northampton, NN7 4GW.	December 2023	£370,000	£148,000	£508.75	TBC	
73	The Aslin 4 Bed Semi-Detached House	48 Underborough Way, Northampton, NN7 4GW.	March 2024	£360,000	£144,000	£495.00	TBC	
74	The Aslin 4 Bed Semi-Detached House	46 Underborough Way, Northampton, NN7 4GW.	March 2024	£360,000	£144,000	£495.00	TBC	
75	The Mountford 3 Bed Detached House	1 Oak Road, Northampton, NN7 4JU.	March 2024	£360,000	£144,000	£495.00	TBC	
77	The Harcourt 2 Bed Semi-Detached House	5 Oak Road, Northampton, NN7 4JU.	March 2024	£270,000	£108,000	£371.25	TBC	
78	The Harcourt 2 Bed Semi-Detached House	7 Oak Road, Northampton, NN7 4JU.	December 2023	£270,000	£108,000	£371.25	TBC	

For more information contact:
Sales@Platformhg.com
Platformhomeownership.com
0333 200 7304

Please note:
Prices and dates quoted above where correct at the time of going to print, Platform Home Ownership reserve the right to amend the details and prices above without prior consultation.
Purchasers are advised to consult with your sales co ordinator.



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