

NORWOOD FARM

Harpole, Northampton, NN7 4AP

2 & 3 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.

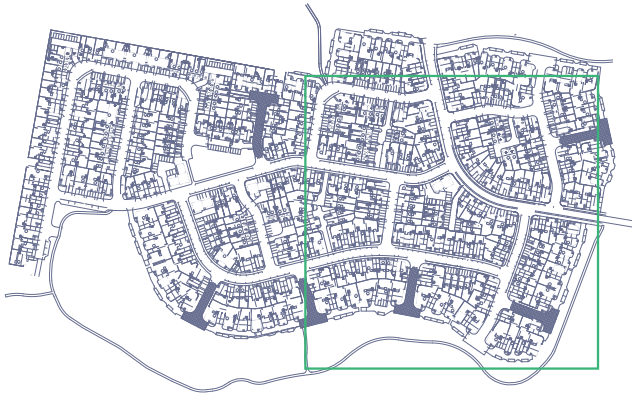


Please note: Car journey times shown are an average based on normal driving conditions. Train times can vary from what day and time you start your journey.

Norwood Farm Site Layout

◆ **The Harcourt**
2 Bed Semi-Detached
129, 130, 131, 132, 139 & 140

◆ **The Beech**
3 Bed Semi-Detached - Three-Storey
147 & 148





Computer generated image shown.

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.

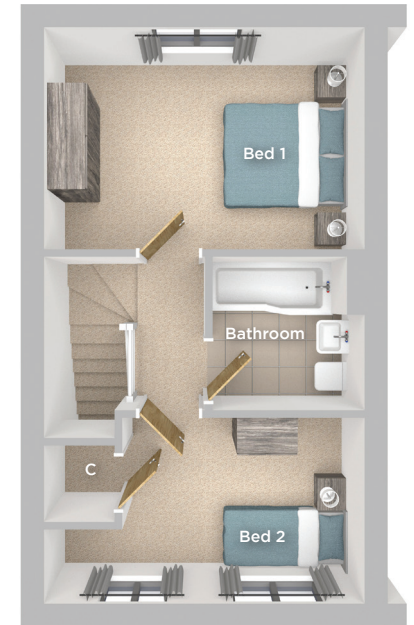
SPECIFICATIONS

- ◆ 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

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 147 & 148

The Beech

3 Bed
Semi-Detached home

The Beech offers flexible living over three storeys. The ground floor features a well appointed kitchen/dining area and front aspect living room.

The first floor has two bedrooms and the family bathroom. The master bedroom on the second floor benefits from an En-Suite and dressing room.

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
4.79m x 2.95m 15'9" x 9'8"

Living
4.04m x 3.76m 13'3" x 12'4"

FIRST FLOOR

Bedroom 2
4.79m x 2.66m 15'9" x 8'9"

Bedroom 3
3.43m x 2.53m 11'3" x 8'4"

Bathroom
2.18m x 2.01m 7'2" x 6'7"

SECOND FLOOR

Bedroom 1
3.47m x 3.30m 11'5" x 10'10"

En-Suite
2.10m x 1.65m 6'11" x 5'5"

Dressing Area
2.39m x 2.05m 7'10" x 6'9"

TOTAL FLOOR AREA
1071.3m² - 1153.12 sq.ft

△ External access C Cupboard/Storage

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Norwood Road

Northampton, NN7 4AP.

House prices for all plots available



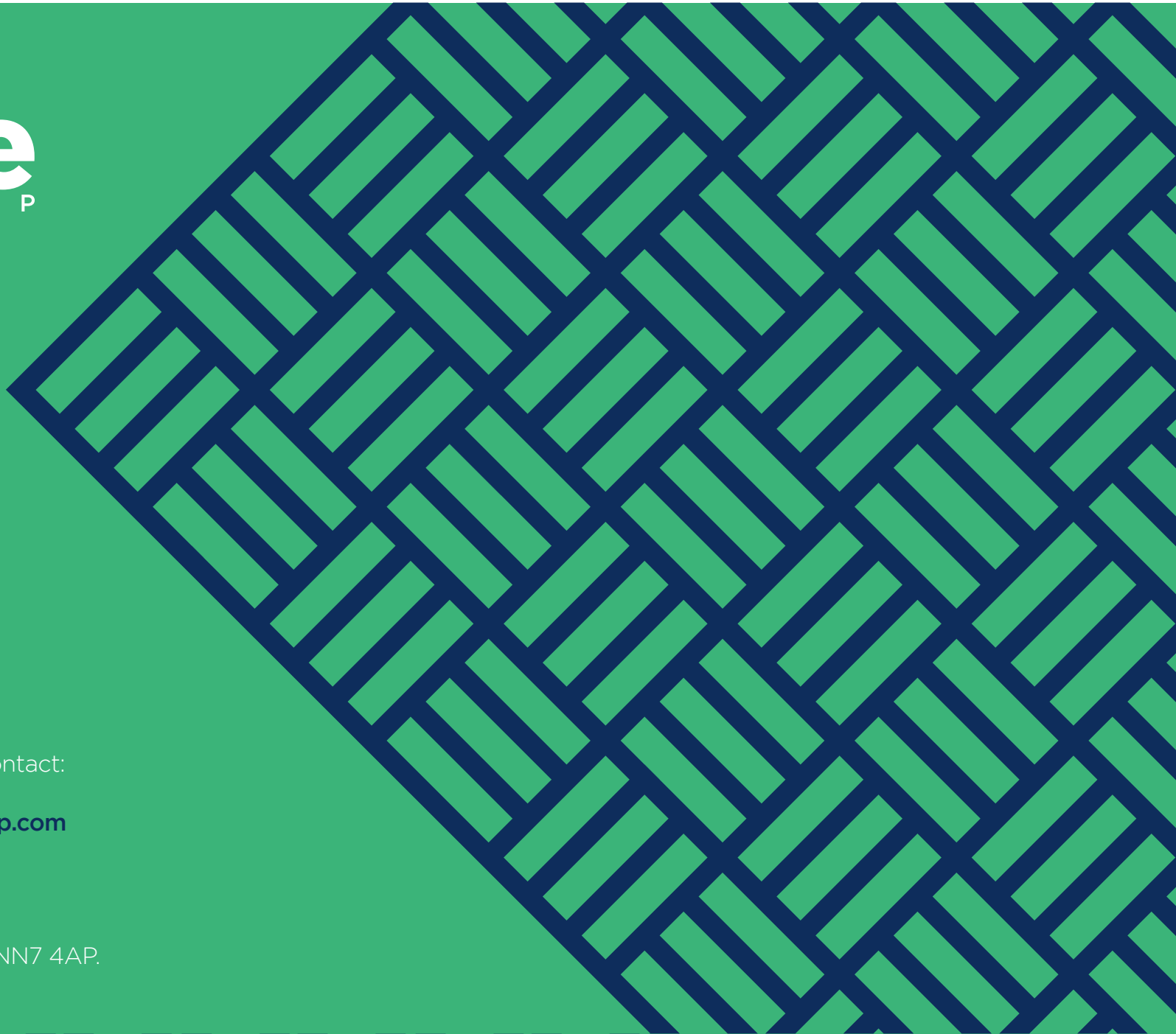
Plot	House Type	Postal Address	Handover	100% Price	40% Share Value	Monthly Rent	Service Charge	Sold/Reserved
129	The Harcourt 2 Bed Semi-Detached House	30 Underborough Way, Harpole, Northampton NN7 4GW.	Aug 2024	£270,000	£108,000	£371.25	£32.86	
130	The Harcourt 2 Bed Semi-Detached House	28 Underborough Way, Harpole, Northampton NN7 4GW.	Aug 2024	£270,000	£108,000	£371.25	£32.86	
131	The Harcourt 2 Bed Semi-Detached House	26 Underborough Way, Harpole, Northampton NN7 4GW.	Aug 2024	£270,000	£108,000	£371.25	£32.86	
132	The Harcourt 2 Bed Semi-Detached House	24 Underborough Way, Harpole, Northampton NN7 4GW.	Aug 2024	£270,000	£108,000	£371.25	£32.86	
139	The Harcourt 2 Bed Semi-Detached House	32 Underborough Way, Harpole, Northampton NN7 4GW.	Aug 2024	£270,000	£108,000	£371.25	£32.86	
140	The Harcourt 2 Bed Semi-Detached House	34 Underborough Way, Harpole, Northampton NN7 4GW.	Aug 2024	£270,000	£108,000	£371.25	£32.86	
147	The Beech 3 Bed Semi-Detached House	4 Oak Road, Harpole, Northampton, NN7 4JU.	Sept 2024	£360,000	£144,000	£495.00	£34.15	
148	The Beech 3 Bed Semi-Detached House	6 Oak Road, Harpole, Northampton, NN7 4JU.	Sept 2024	£360,000	£144,000	£495.00	£34.15	

For more information contact:
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Platformhomeownership.com
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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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OWNERSHIP



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