

**1 Packwood Crescent
Earls Barton
NORTHAMPTON
NN6 0FA**

£500,000



- **DETACHED HOME**
- **BEAUTIFUL LOCATION**
- **TWO BATHROOMS**
- **LARGE KITCHEN/BREAKFAST ROOM**
- **BEAUTIFULLY LANDSCAPED GARDENS**

- **EDEN STYLE FAMILY HOME**
- **OVERLOOKING COUNTRYSIDE**
- **FOUR DOUBLE BEDROOMS**
- **TWO RECEPTION ROOMS**
- **ENERGY EFFICIENCY RATING : B**

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PERSONAL • PROFESSIONAL • PROACTIVE

Nestled in the charming village of Earls Barton, Northampton, this immaculate detached house on Packwood Crescent offers a perfect blend of modern living and serene surroundings. Recently built in the desirable Eden style, this home boasts a contemporary design that is both stylish and functional.

As you enter, you are welcomed into a spacious reception room, ideal for family gatherings or entertaining guests. The property features four well-proportioned bedrooms, providing ample space for a growing family or those who enjoy having guests. With two modern bathrooms, morning routines will be a breeze, ensuring convenience for all.

One of the standout features of this home is its picturesque views, as it overlooks greenspace to both the front and side. This not only enhances the aesthetic appeal but also offers a tranquil environment, perfect for enjoying leisurely walks or simply relaxing in nature.

This property is an excellent opportunity for those seeking a family home in a peaceful yet vibrant community. With its modern amenities and beautiful surroundings, it is sure to impress. Don't miss the chance to make this stunning house your new home.

Ground Floor

Entrance Hallway

Enter via a composite double glazed front door into the entrance hallway with stairs rising to the first floor. Hall, cloakroom and kitchen fitted with Amtico flooring. Radiator and a built-in storage cupboard. Double doors leading to;

Living Room

20'7" x 11'8" (6.28 x 3.58)

Double glazed bay window to the front aspect overlooking a green open space. Two radiators and double glazed French doors with double glazed side panels leading to the rear patio area.

Dining Room

12'8" x 11'8" (3.87 x 3.58)

Dual aspect double glazed windows to the front and side with views over the countryside and two double radiators.

Downstairs Cloakroom

A modern two piece suite comprising a WC and a pedestal wash basin with a single radiator and Amtico flooring.

Kitchen/Breakfast Room

18'4" x 12'4" (5.60 x 3.78)

A range of modern high gloss floor and eyelevel kitchen units with matching worktops and splashbacks. One and a half bowl inset sink with drainer and mixer tap. Built in appliances to include a six ring gas hob, a double oven, fridge freezer and dishwasher. Ceiling spotlighting and dual aspect double glazed windows to the side and rear. Double glazed French doors leading to the rear patio area with two double radiators and Amtico flooring.

Utility Room

A range of floor and eyelevel kitchen units with matching worktops and splashbacks. Double glazed window to the side aspect with an inset single bowl sink with drainer and mixer taps. Plumbing for washing machine and tumble dryer with a single radiator and Amtico flooring.

First Floor

First Floor Landing

Spacious first floor landing with a double glazed window to the front aspect overlooking green open space. Loft access and a built-in airing cupboard.

Master Bedroom Suite

15'9" x 12'7" (4.81 x 3.86)

A spacious master bedroom with a walk-in dressing area with built-in wardrobes.. Double glazed window to the side aspect overlooking countryside and a double radiator. Door to;

En Suite

En-suite shower room comprising of a WC, pedestal wash basin and a large walk-in shower cubicle with tiling to water sensitive areas. Amtico flooring with an upright ladder style radiator and ceiling spotlighting.

Bedroom Two

11'11" x 10'0" (3.65 x 3.06)

A double glazed window to the rear aspect and a double radiator.

Bedroom Three

11'10" x 9'6" (3.62 x 2.92)

Dual aspect double glazed windows to the front and side with lovely views over the countryside and a single radiator.

Bedroom Four

11'10" x 7'6" (3.61 x 2.29)

Double glazed window to the front aspect and a radiator.

Family Bathroom

8'9" x 8'4" (2.67 x 2.55)

A modern four piece suite comprising WC, pedestal wash basin, a bath and a large walk-in shower cubicle with tiling to water sensitive areas. Amtico flooring and a double radiator. Built-in airing cupboard and a double glazed obscure window to the side aspect.

Externally

Front and Side Gardens

Wraparound front and side gardens with a wrought iron low-level fence and mainly lead to lawn with mature bushes, shrubs and plants.

Rear Garden

Mature beautifully landscaped rear garden with a porcelain tiled patio area and a lawn area and borders stocked with mature bushes, shrubs and trees. There is also a separate covered seating area with outside lights and access door into the garage.

Garage

Single garage with electric roller shutter door fitted with power and light and side access door.

Parking

Driveway with parking for several cars

Local Information

Earls Barton

Located in Northamptonshire off the A45, 9 miles from the centre of Northampton and four miles from Wellingborough, Earls Barton has a population of 5,387 (as of 2021). This is a tranquil, friendly village with lovely views and plenty of open space for walking in the rec or surrounding areas. Like any good village essential requirements are all within walking distance or a short drive away.

The village is proud of its historic roots, All Saints Parish Church was built by the Saxons in 970 AD and is still in use today. More recently Earls Barton's claim to fame comes from making 'Kinky Boots' – the inspiration for the film bearing the same name.

The Soapbox Derby has been in the social calendar since 2018, an idea proposed to the Parish Council by a passionate 10-year-old resident. Roads are closed off for the race and this is now a much-anticipated village event for the fun, generosity and community spirit it brings.

The Annual Festival and Carnival in June is another popular event which includes – Literature, Comedy, a dog show and an Arts Exhibition. The Festival Fortnight is rounded off with a Carnival, stalls, beer tent and live music.

At the end of the year, you can enjoy Carols on the Square. A stage is set up for readings and a band. There are also song sheets for everyone to join in with the festive spirit.

Earls Barton is proud of its local independent enterprise led by Northamptonshire's long association with boots and shoemaking. There is also the renowned Apothocoffee Shop on the Square – a family business since 1870.

If you want to enjoy a great sense of community where the Parish Council is an active body of residents, representing local needs, look no further.

A move to Earls Barton will give you back your time and your peace of mind. There is an effortless blend between old English charm and modern amenities which makes living here a real joy.

Agents Notes

Council Tax Information

Local Authority: North Northamptonshire

Council Tax Band: E

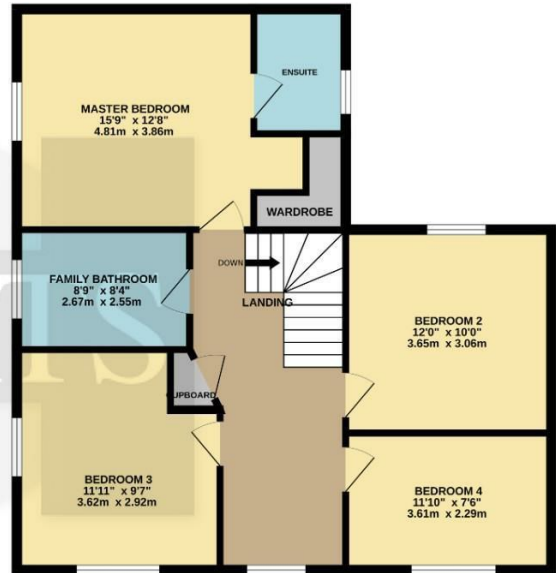




GROUND FLOOR
816 sq.ft. (75.9 sq.m.) approx.



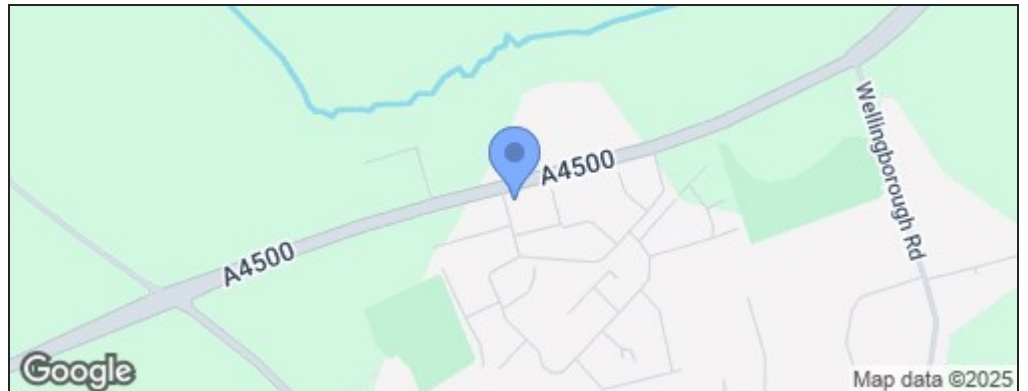
1ST FLOOR
807 sq.ft. (74.9 sq.m.) approx.



TOTAL FLOOR AREA : 1623 sq.ft. (150.8 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 plus) A		93
(81-91) B	85	
(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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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.