

NEW INSTRUCTION

## BOWLERS YARD

Earls Barton, Northampton, NN6 0JY



DAVID COSBY  
ESTATE AGENTS







# Bowlers Yard

Earls Barton, Northampton, NN6 0JY

Total GIA | Approx. 168 sqm (1808 sqft)



3 Bedrooms



1 Reception



2 Bathrooms

## Features

- Desirable village location
- Three double bedrooms with en-suite to master
- Family bathroom
- Ground floor cloak room/WC
- Dual-aspect sitting/dining room
- Upper floor countryside views
- Off-road parking

## Description

A classically styled, three-storey semi-detached house with off-road parking and front and rear gardens. Built in 2022 by David Wilson and benefiting from a remaining portion of the new-build NHBC certificate, this family home occupies an elevated plot on the edge of the popular Earls Barton village development, The Wickets. The property features off-road parking, front and rear gardens, and upper-floor countryside views to the front aspect.

Internally, the property is presented to a high standard, with a practical layout well suited to modern living, with a dual-aspect sitting/dining room, modern kitchen with integrated appliances, and a ground floor cloakroom. On the first floor, there are two well-proportioned double bedrooms—one with a Juliet balcony and countryside views—and a contemporary family bathroom. The top floor houses the principal bedroom, a spacious and light-filled room with vaulted ceilings, a large Velux rooflight, extensive built-in storage, and a private en suite shower room. The rear garden is designed for low maintenance and includes a paved seating area and timber shed.

Situated within walking distance of the village centre, the property enjoys convenient access to a range of local amenities including shops, schools, public houses, and recreational facilities.



A well-presented three-storey townhouse with south-facing garden, two parking bays, and far-reaching countryside views, situated within a small traditional development in the heart of Earls Barton.



# The Property

## Entrance hall

The hall is finished with oak-effect laminate flooring and neutral décor. Light oak effect doors provide access to the main sitting room and ground floor cloakroom. A useful understairs cupboard offers additional storage.

## Sitting room / Dining room

This dual-aspect reception room benefits from excellent natural light, with a three-unit window to the front elevation and south-facing patio doors opening onto the rear garden, offering pleasant views. The flooring is laid with matching oak-effect floor boards, and the walls are finished in a neutral palette, creating a bright and versatile living space. Artificial lighting is provided by evenly spaced recessed ceiling spotlights, and there is ample room to accommodate a dining table and chairs, making the space suitable for both everyday living and entertaining.

## Kitchen

Situated at the rear right-hand side of the property, the kitchen enjoys views over the rear garden through a two-unit window. It is fitted with a comprehensive range of Shaker-style base and wall units, complemented by oak-effect worktops and white metro-style tiling. Appliances include a four-burner gas hob with electric oven below and a brushed chrome extractor hood. There is a one-and-a-half bowl acrylic sink with drainer and chrome mixer tap, and further built-in appliances comprise a dishwasher, washing machine, wine cooler, and fridge freezer.

## Cloak room

Stylishly appointed, the cloakroom features marble-effect ceramic tiling and matching oak-effect flooring. The suite comprises a WC with concealed cistern, along with a ceramic wash hand basin set within a vanity unit, complete with chrome mixer tap. The walls are neutrally decorated, and natural light is provided by a frosted casement window to the front elevation.

## First floor landing

The galleried first floor landing is laid with dark oak-effect laminate flooring and finished in neutral tones. Timber-effect oak laminated flush doors lead to the first floor bedrooms, the family bathroom, and a useful laundry cupboard fitted with slatted pine shelving, providing practical storage. A staircase with half-landing and chamfered balustrades rises to the second floor accommodation.



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## Bedroom Two

A double bedroom located at the front left-hand side of the property, with a three-unit window providing good levels of natural light. The room is laid with matching dark oak-effect laminate flooring and features a generous wardrobe with part-mirrored sliding doors, fitted shelving, and a clothes rail. Evenly spaced recessed spotlights provide artificial lighting, and a loft hatch offers access to the eaves void for additional storage.

## Bedroom Three

Positioned at the rear left-hand side of the property, Bedroom Three features double-glazed French doors opening to a Juliet balcony with integral blinds, offering far-reaching views over Earls Barton and the surrounding countryside. The room is finished with dark oak-effect laminate flooring and neutral décor. Evenly spaced recessed ceiling lights provide artificial lighting, and a generous built-in storage cupboard with bifold door and fitted shelving adds practicality.

## Bathroom

The bathroom is fitted with a modern three-piece suite comprising a panelled bath with chrome mixer tap and shower over, complete with a tempered glass screen; a ceramic wash hand basin with chrome mixer tap; and a WC with concealed cistern and chrome flush plate, all set within a raised plinth. The walls are fully tiled with marble-effect ceramic tiling, complemented by matching ceramic floor tiles. A frosted casement window to the rear elevation provides natural light, and heating is supplied via a wall-mounted chrome towel radiator. Additional features include mechanical extract ventilation, a wall-mounted mirror with LED lighting above, and an adjacent shaver socket.





# The Property

## Second Floor Landing

A neutrally decorated space laid with dark oak-effect flooring, the second floor landing includes an oak effect door opening to a built-in airing cupboard housing a modern hot water cylinder, with additional space for storage.

## Principal Bedroom

A generously proportioned double bedroom, finished with matching dark oak-effect laminate flooring and featuring vaulted ceilings that enhance the sense of space. A large Velux rooflight provides extensive views across Earls Barton and the South Northamptonshire countryside. Built-in storage includes a part-mirrored double wardrobe with fitted shelving and clothes rail, along with a further eaves cupboard store, both fitted with matching oak laminated flush doors. A timber ceiling hatch gives access to the main apex roof void. The walls are neutrally decorated, and artificial lighting is provided by recessed ceiling spotlights.

## Master bedroom Ensuite

The en suite is fitted with a modern three-piece suite comprising a double-width shower enclosure with tempered glass screen and wall-mounted chrome shower fitting, a wall-mounted ceramic wash hand basin with chrome mixer tap, and a WC with concealed cistern. The walls are partially finished with marble-effect ceramic tiling, complemented by matching floor tiles. A Velux rooflight provides natural light, while recessed ceiling spotlights offer artificial illumination. Additional features include mechanical extract ventilation, a chrome ladder-style heated towel rail, and a shaver socket.

## Thinking of Selling?

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# Grounds

## Front Aspect

The property enjoys an attractive front aspect, featuring a traditionally styled façade. A block-paved pathway leads to the front entrance, which is sheltered by a canopy porch. To the front, there is a dedicated parking bay, with an additional bay located toward the entrance of the development.

The front elevation is framed by a semi-mature whitebeam tree and a Mexican orange blossom perennial, providing seasonal interest and softening the street scene. A secure, gated side pathway runs behind the terrace, allowing access to the rear gardens.

## Rear Garden

Enjoying a sunny south-facing aspect, the rear garden is enclosed by painted close board fencing and accessed via a ledged and braced timber gate leading to the rear pathway. Designed for low maintenance, the garden is predominantly laid with paving, offering ample space for outdoor seating and potted plants. A raised planter along the left-hand boundary adds interest and versatility for planting, while a useful timber garden shed with double swing doors provides practical storage. Patio doors from the dining room open directly onto the garden, creating a natural extension of the living space and facilitating an ideal setting for alfresco dining.





## Location

Earls Barton is a picturesque and historic village offering a unique blend of heritage, community spirit, and rural charm.

Situated approximately 6 miles from Northampton town centre, Earls Barton stands out as one of the most vibrant villages in Northamptonshire. Offering a diverse range of local independent facilities, including hairdressers, butchers, cafes, convenience stores, newsagents, a chemist, a doctor's surgery, a library, and a variety of restaurants and public houses. For broader shopping and leisure amenities, Milton Keynes, Northampton, and Wellingborough are easily accessible.

The village also provides excellent educational opportunities, with a nursery and primary school located within the village itself. The primary school lies directly to the rear of the property, offering convenient access for families with young children. Independent schooling options are also available in the wider region, including well-regarded establishments in Wellingborough, Spratton, Oundle, Uppingham, and Oakham.

For commuters, Earls Barton offers easy access to the A45 and A14, with frequent train services from Wellingborough to London St. Pancras and from Northampton to Coventry, Birmingham, Milton Keynes, and London Euston.

Earls Barton offers a vibrant yet traditional village lifestyle, with convenient amenities, proximity to larger towns and cities, and beautiful surrounding countryside, making it an ideal place to settle.

## Property Information

**Local Authority:** West Northamptonshire Council (Northampton Area)

**Services:** Water, Drainage, Gas, Electricity, Solar Panels

**Council Tax:** Band C    **EPC:** Rating B

**Broadband:** Ultrafast Available - 1800Mbps Highest Available Download Speeds

**Management / Service Charge:** Approx. £224pa

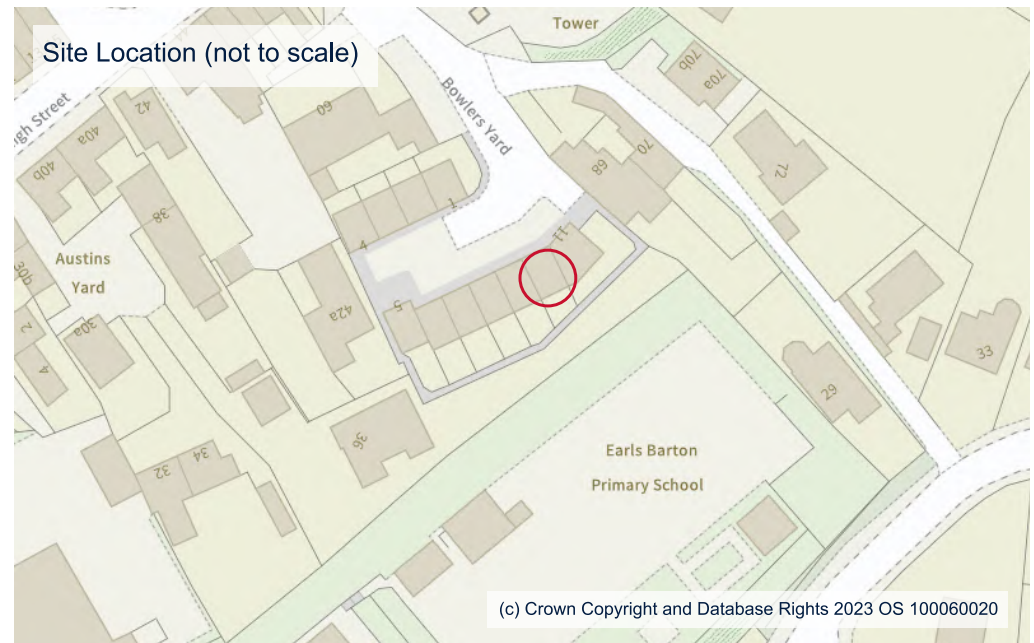
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The Church of All Saints, Earls Barton



Site Location (not to scale)



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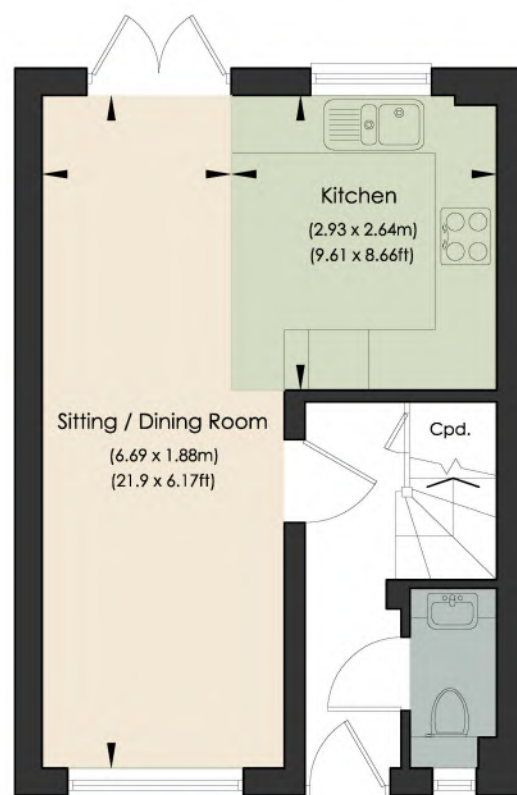
# Bowlers Yard, Earls Barton, Northampton, NN6 0JY

Approximate GIA = 82 sqm (883 sqft)

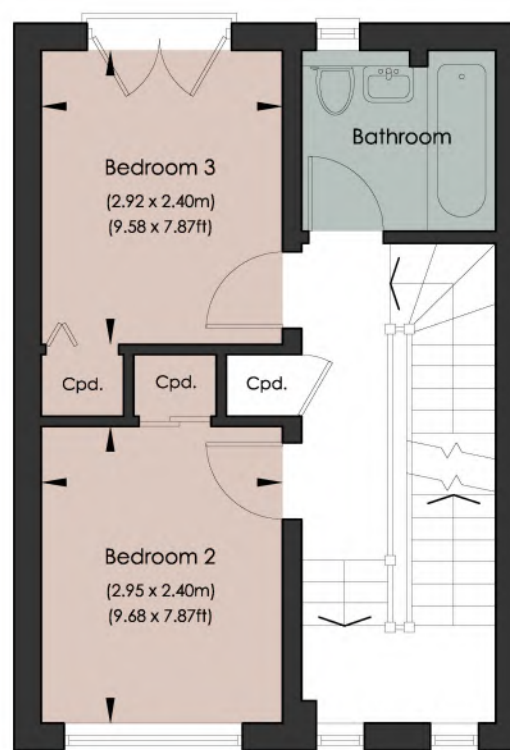


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This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



GROUND FLOOR GIA = 30 sqm (323 sqft)



FIRST FLOOR GIA = 30 sqm (323 sqft)



SECOND FLOOR GIA = 22 sqm (237 sqft)





EARLS BARTON

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# Thinking of Selling?



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