

# “Urban Seclusion”



**HENDERSON  
CONNELLAN**

ESTATE AGENTS





## “Urban Seclusion”

Nestled into a corner position within an established cul-de-sac, this wonderful family Home benefits from a high quality finish, a modern open plan layout and a private aspect from the rear garden, making for a desirable secluded position.



Clarke Court,  
Earls Barton,  
NN6 0LX







## Property Highlights

Situated in a desirable position, in the heart of Earls Barton Village and within close walking distance to the village amenities. The A45 is close by and provides excellent travel links by car to the A14, M1 and Northampton. Both Northampton and Wellingborough train stations are easily accessible and benefit from popular commuter rail links to London.

Renovated and remodelled by the current owners, the Property benefits from a quality finish throughout with a modern open plan layout, versatile accommodation, a converted garage that is now a high specification gym, and a loft conversion that is currently used as a cinema room.

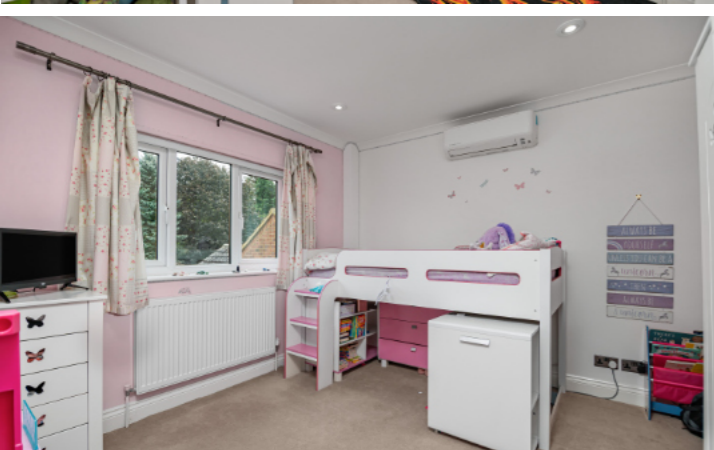
Entrance through the uPVC and glass panelled door leads into the inviting Entrance Hall with engineered oak flooring, a fitted floor mat by the front door and stairs rising to the first floor.

Naturally light Living Room from the floor to ceiling bay window to the front and French doors to the rear elevation that lead out to the Garden. There is an external chimney breast which features recessed opening with an electric wood burner style fire, LED downlights, and a glass and oak panelled door from the Entrance Hall.

Beautifully finished open plan Kitchen/Dining Room with a seamless continuation of the engineered oak flooring, LED downlights, a door to the side passage of the property and a window and French doors to the rear Garden. There is ample space to dine, a useful breakfast bar ideal for entertaining whilst cooking, and a modern Kitchen featuring high gloss eye and base level units, square edge worktops, a composite one and a half bowl sink and draining board, modern column radiators, space and plumbing for an American style fridge freezer and washing machine (available under separate negotiations), and integrated appliances to include a dishwasher, a high-level double oven, a microwave and a four ring gas hob with an extractor hood over.

Separate ground floor Study, with engineered oak flooring and two windows providing ample natural light. Although currently used as an office, the room benefits from great versatility as it could be used as a playroom, music room, additional receptions and much more.

Ground floor WC with a window to the side elevation, a wall-mounted wash hand basin and a low-level WC with a concealed cistern.





## Property Highlights

The stairs flow up to the first floor Landing with a window to the front elevation making for a wonderfully light space with a gallery landing feel. There is an airing cupboard housing the pressurised hot water cylinder and an electric remote operated hatch drops down providing access to the converted Loft.

Impressive family Bathroom finished to a high standard with granite tiled floor and splashbacks, LED downlights, a chrome heated towel radiator, two windows, and a four piece suite to include a floating style WC, a freestanding bowl wash hand basin with useful storage beneath, a freestanding slipper bath with taps concealed in the wall and an oversized shower enclosure with a contemporary recessed rainwater style shower in the ceiling.

Four Bedrooms, three of which are double in size and the Principle Bedroom includes built-in sliding wardrobes. Bedrooms One, Two and Three also benefit from their own high quality 'Mitsubishi Inverter' air conditioning units that can cool the whole house in the summer months.

Electric remote operated loft hatch providing access to the converted Loft. The space is fully insulated, carpeted and decorated and benefits from Building Control sign off. There are three Velux windows in the raked ceiling, an air conditioning unit for temperature control, double doors to the vast eaves storage space and a secure lockable door to the storage room, which also benefits from access into the eaves storage and a Velux window. The converted Loft is currently used as a cinema room but benefits from a whole host of uses, adding a versatile space for family living.

Converted double Garage currently used as a comprehensive home gym. There is a vinyl floor, high level windows to the front providing natural light, a window and pedestrian door at the rear with access from the secure side passage, lighting and power sockets. The Gym is fully stocked with top of the range Technogym equipment and is not included in the sale, but available under separate negotiations.



## Outside

The Property is tucked into the corner of Clarke Court with a fantastic corner position. There is a blocked paved driveway providing off road parking for up to three vehicles, and a granite paved path leads to the front door and secure gated access to the side passage and garden beyond.

The rear Garden boasts a fantastic private outlook and is green and leafy all year round. There is an ideal entertaining space on the granite paved patio and timber sleepers retain the raised lawn with a low-level picket fence and gate providing access. In one corner of the lawn there is a timber shed and there is a low-level gate at the side of the property that allows access to the side door from the Kitchen, secure gate from the driveway and the pedestrian door into the home Gym. In addition to this there is an outside tap and external PIR motion sensed lighting.



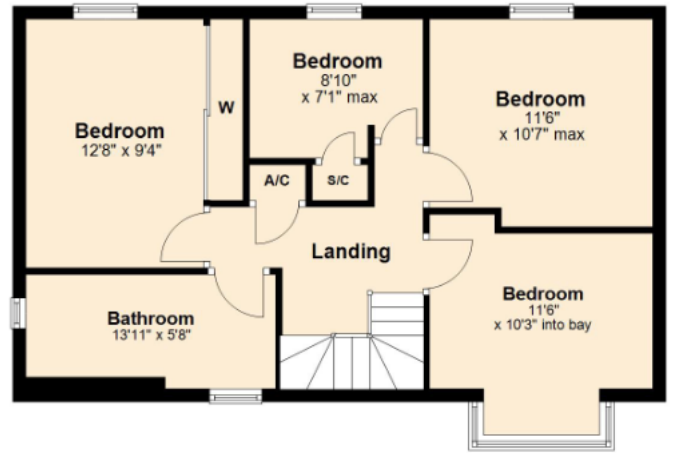


# Floorplan

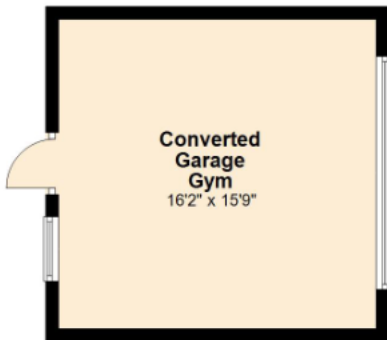
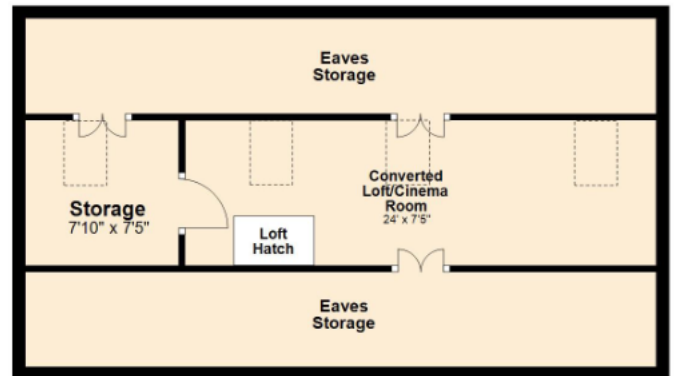
Ground Floor



First Floor



Second Floor



## Total Area Measurements (Approx.)

House 1336.40 sqft / 124.16 sqm

Converted Garage 245.60 sqft / 22.82 sqm

Converted Loft (excl. Eaves) 237.50 sqft / 22.06 sqm

Total 1819.50 sqft / 169.04 sqm

\*Although great care has been taken to create an accurate floorplan, it is for visual representation only and does not represent exact proportions.

