

BLACKWELL CLOSE

Earls Barton

A VILLAGE YOU'LL
LOVE TO CALL HOME

Taylor&Co
Land & Property Consultants



Space to live. Designed to inspire.

Offering over 1,800 sq. ft. of beautifully crafted living space, this exceptional three-bedroom detached home has been designed for modern lifestyles. Light-filled interiors, versatile living areas and premium finishes throughout create a home that's as practical as it is elegant. Set within an exclusive gated development in the heart of Earls Barton, it combines contemporary comfort with outstanding energy efficiency.



THREE
BEDROOMS



TWO
BATHROOMS



GATED
COMMUNITY



Ground Floor

Versatile spaces for modern family living

Designed to adapt to the way you live, the ground floor offers a superb balance of open-plan entertaining and comfortable everyday spaces. A beautifully appointed kitchen and dining room with French doors opens onto the landscaped garden, while a separate living room and cosy snug provide flexibility for relaxing or hosting guests. An open study, practical utility room and cloakroom complete the layout, with underfloor heating throughout the ground floor adding comfort to every season.

FIRST FLOOR SPECIFICATION

ROOM	METRIC (M)	IMPERIAL (FT)
Kitchen / Reception Room	6.67 x 4.53	21'11" x 14'10"
Family Room	5.29 x 4.43	17'4" x 14'6"
Dining Room	4.19 x 3.44	13'9" x 11'3"
Utility	2.99 x 2.10	9'10" x 6'11"
Entrance Hall	4.43 x 2.58	14'6" x 8'6"
Carport	5.50 x 5.42	18'1" x 17'9"

All measurements are approximate and may vary slightly. Flor plans are for guidance only.



First Floor

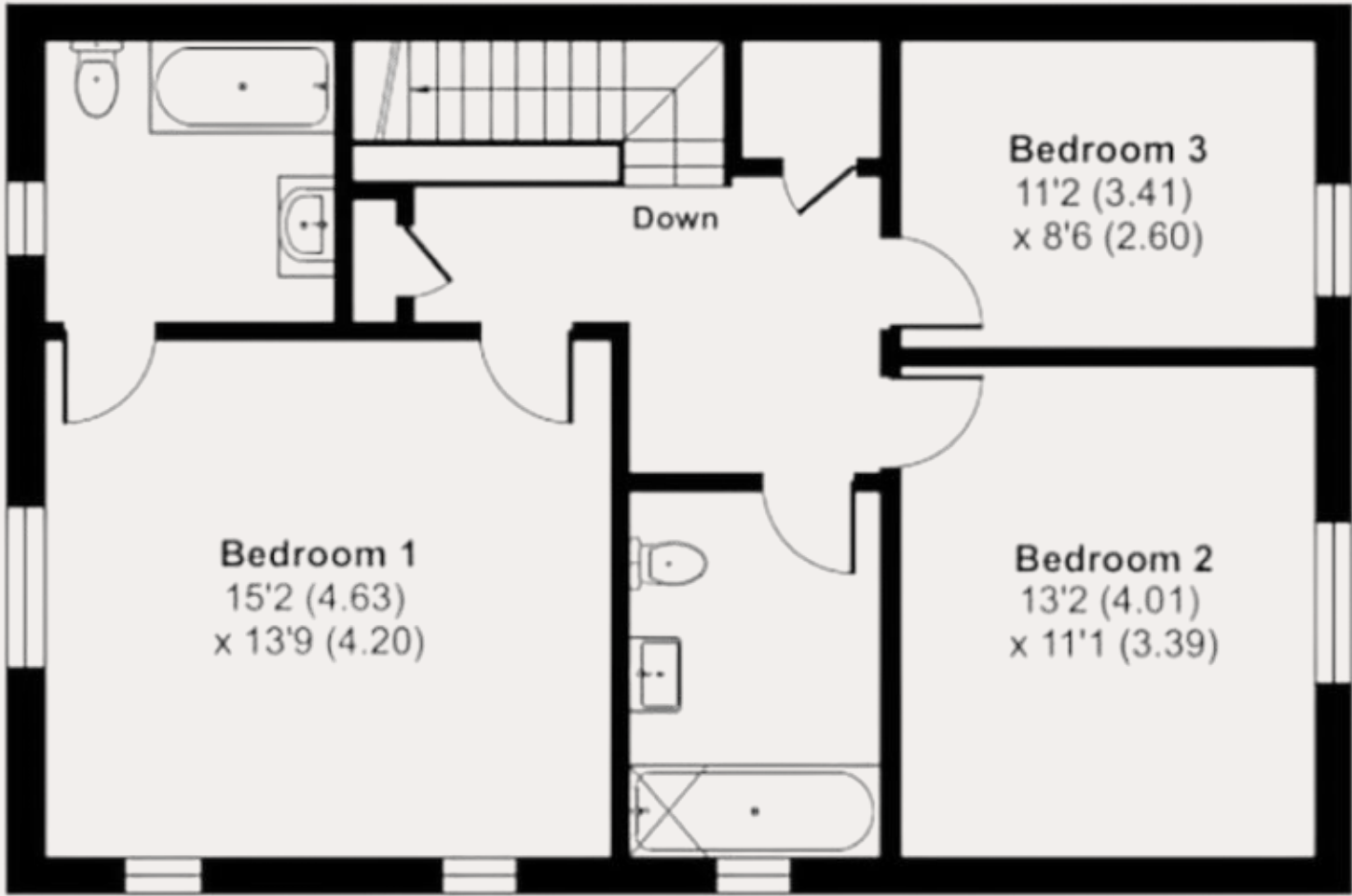
Three Spacious Bedrooms, Crafted for Comfort

The first floor has been thoughtfully designed to provide a peaceful retreat from the heart of the home. Three generous double bedrooms offer flexible accommodation, with the impressive principal suite benefiting from its own stylish en-suite bathroom. A contemporary family bathroom serves the remaining bedrooms, creating a practical yet elegant layout that perfectly suits modern family living.

FIRST FLOOR SPECIFICATION

ROOM	METRIC (M)	IMPERIAL (FT)
Bedroom 1	4.63 x 4.20	15'2" x 13'9"
Bedroom 2	4.01 x 3.39	13'2" x 11'1"
Bedroom 3	3.41 x 2.60	11'2" x 8'6"

All measurements are approximate and may vary slightly. Flor plans are for guidance only.



A village you'll love to call home.

Blackwell Close, Earls Barton

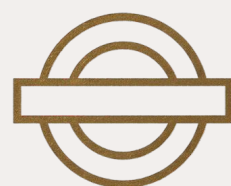
Blackwell Close enjoys an enviable position in the heart of Earls Barton, one of Northamptonshire's most sought-after villages. Combining the charm of village life with excellent everyday amenities and commuter links, it's a place where families, professionals and downsizers alike can feel right at home.

11
MINS



WELLINGBOROUGH
RAILWAY STATION

50
MINS



LONDON ST PANCRAS
DIRECT TRAIN

10
MINS



A45 & M1
ACCESS



Specifications

Built with quality in mind, every home at Blackwell Close comes finished to an exceptional standard. Thoughtful design, premium materials and energy-efficient features ensure your home is ready to enjoy from the moment you move in.

- Patios and full landscaping including as standard
- Underfloor heating to the ground floor
- Fully integrated kitchens with American fridge freezer and quartz worktop as standard
- LVT flooring and carpets included throughout
- Half tiled bathroom with overhead showers, niches/mood lighting
- Vanity units included
- Air source heat pump, solar panels and battery
- EV Charger

Important Information

Tenure : Freehold

Council Tax Band : To be confirmed

Warranty: 10-Year New Homes Warranty included.

Energy Performance: Predicted EPC Rating A.

Viewing : Strictly by appointment only.

Contact : Taylor & Co Land and Property Consultants

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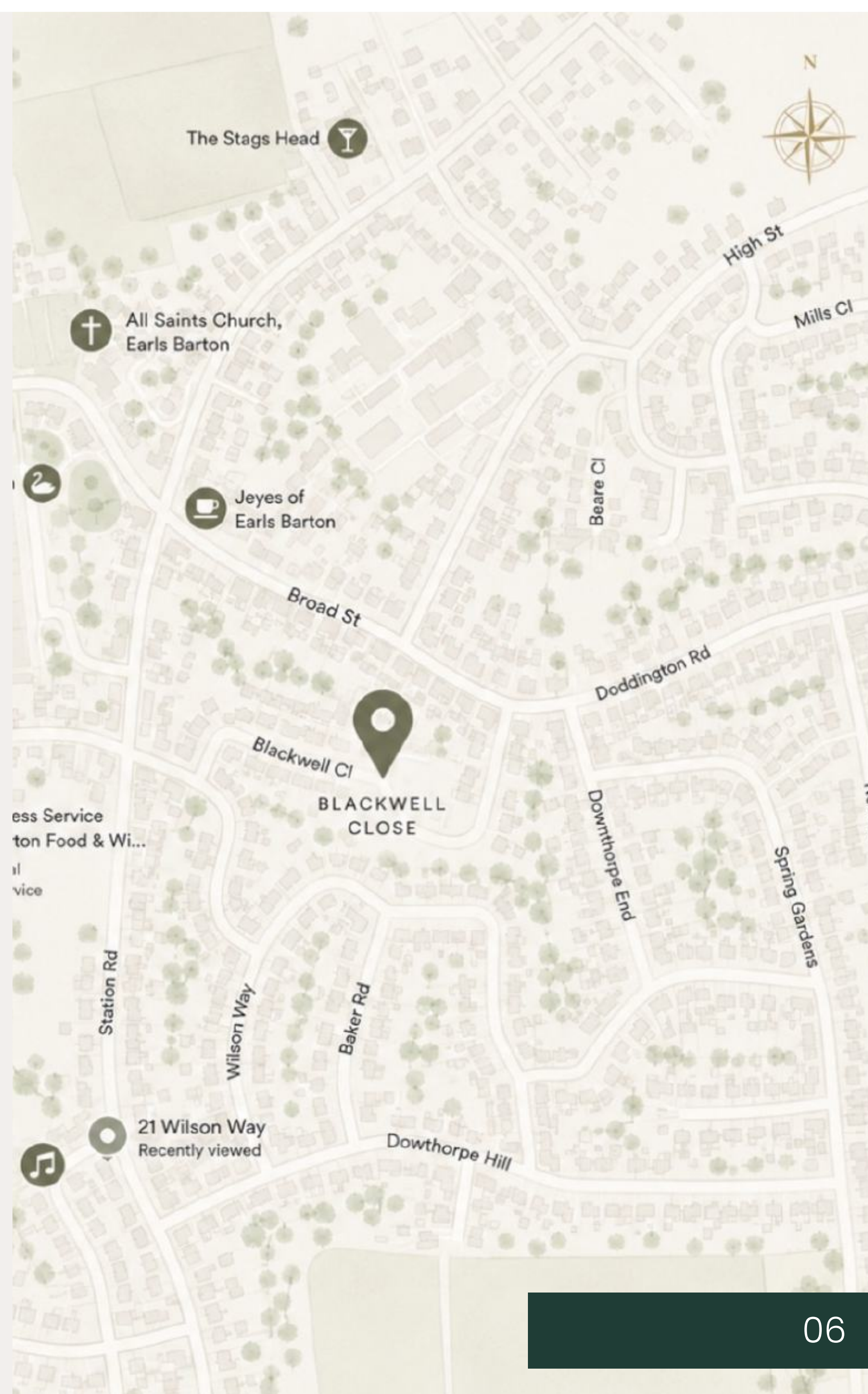
New Homes Manager

VAT

No VAT will be added to the purchase price

The Agents for themselves and for the Seller give notice that:

All statements contained in these particulars as to the land are made without responsibility on the part of the Agents or their Seller for any error or omission whatsoever. None of the statements contained in these particulars are to be relied on as a statement or representation of the fact or as any part of the contractual description of the property. Any intending Purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The Seller does not make or give, and neither Agents nor any person in their employment have any authority to make or give any representation or warranty whatsoever in relation to the property.



Get in Touch!

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