

BLACKWELL CLOSE

Earls Barton

A VILLAGE YOU'LL
LOVE TO CALL HOME

Taylor&Co
Land & Property Consultants



Designed to impress from the moment you arrive.

From the striking entrance hall to the light-filled living spaces, this beautiful four-bedroom home has been thoughtfully designed with modern family life in mind. Open-plan living, generous bedrooms and a high-quality finish throughout create a home that's as practical as it is welcoming.



FOUR
BEDROOMS



THREE
BATHROOMS



GATED
COMMUNITY



Ground Floor

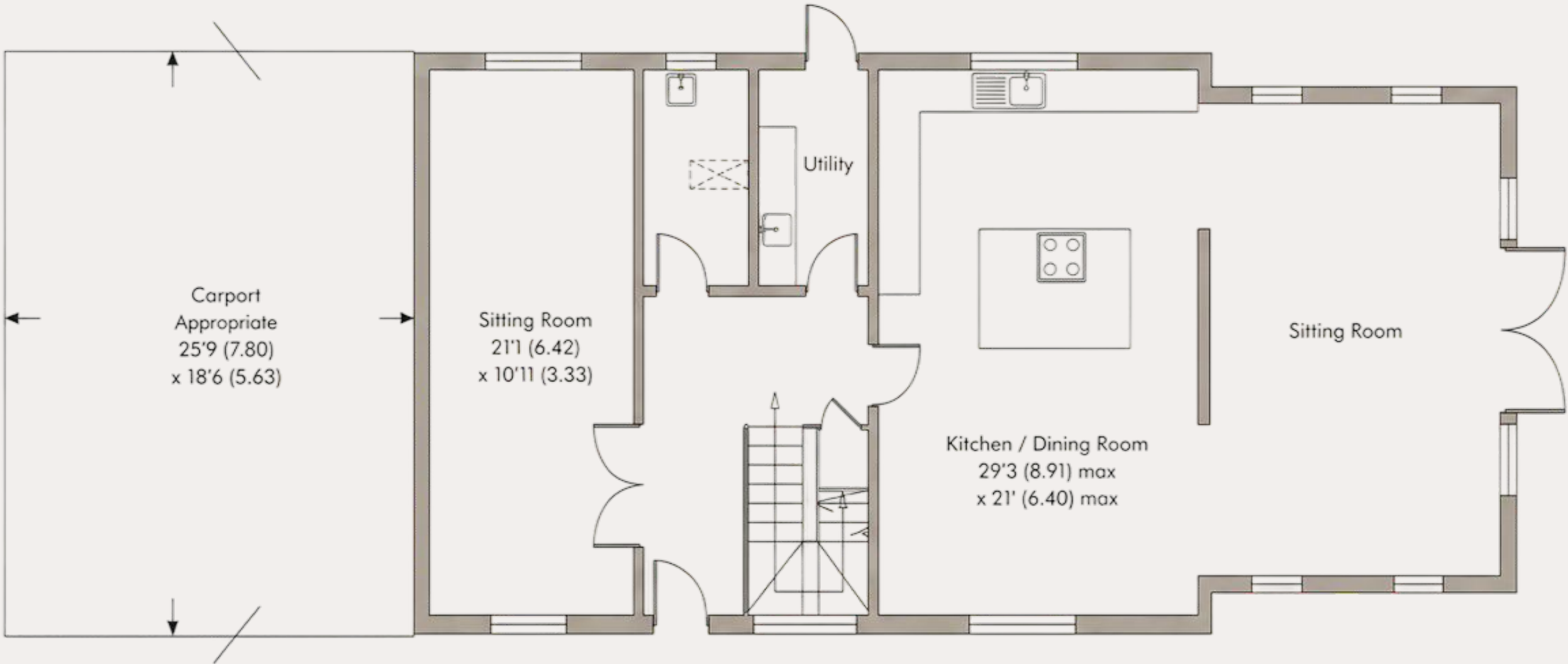
Designed with modern family life at its heart

Designed with modern family life at its heart, the ground floor offers a superb balance of open-plan living and quieter spaces to unwind. The spacious kitchen, dining and family room forms the centrepiece of the home, opening directly onto the west-facing garden, while a separate dual-aspect lounge provides a welcoming retreat. A practical utility room, downstairs WC and generous entrance hall complete a layout that's as functional as it is inviting.

FIRST FLOOR SPECIFICATION

ROOM	METRIC (M)	IMPERIAL (FT)
Kitchen / Dining Room	8.91 x 6.40	29'3" x 21'0"
Sitting Room (Right)	6.40 x 4.70	21'0" x 15'5"
Sitting Room (Left)	6.42 x 3.33	21'1" x 10'11"
Utility	2.70 x 1.60	8'10" x 5'3"
Carport (Appropriate)	7.80 x 5.63	25'9" x 18'6"

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



First Floor

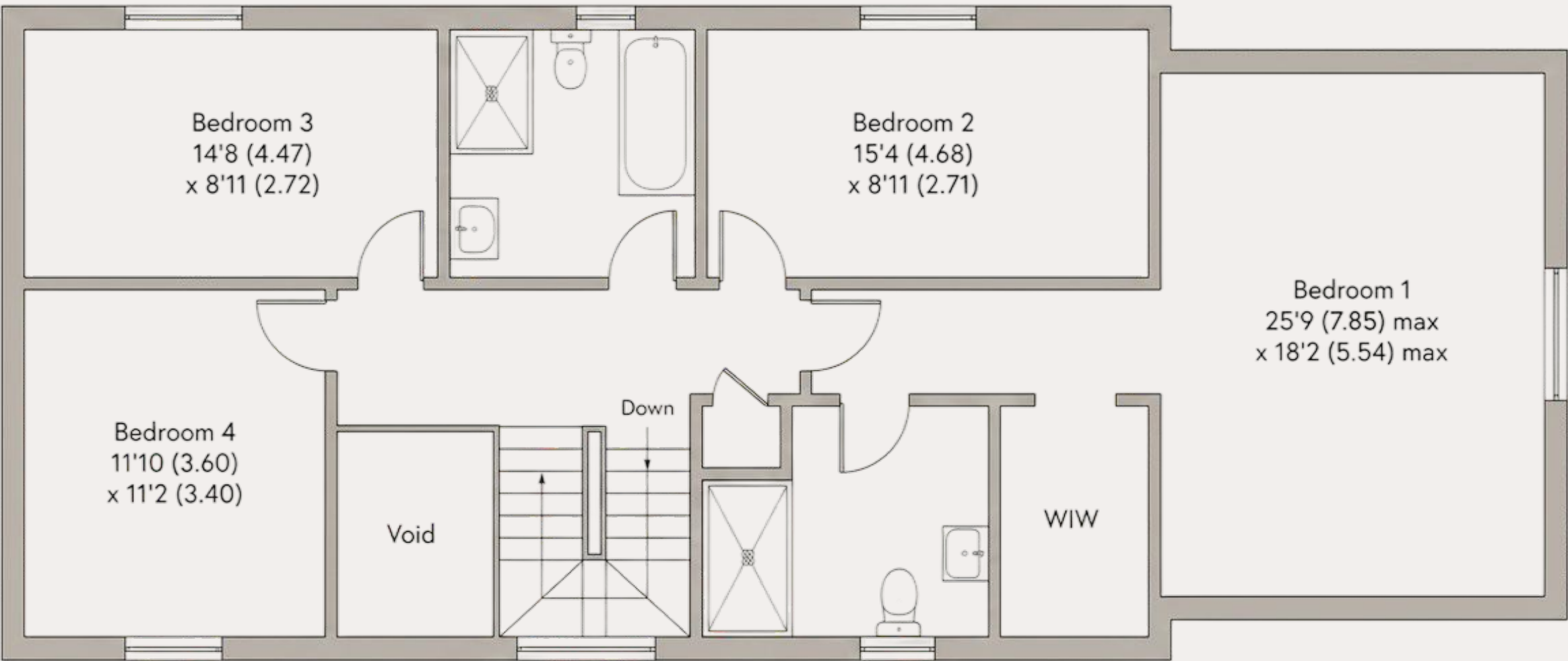
Four Double Bedrooms

The first floor has been designed to offer comfort, privacy and flexibility for modern family life. Four generous double bedrooms provide plenty of space, including a superb principal suite with a walk-in wardrobe and stylish en-suite, while a second bedroom also benefits from its own en-suite. A contemporary family bathroom serves the remaining bedrooms, creating a practical layout that's perfect for growing families and visiting guests.

FIRST FLOOR SPECIFICATION

ROOM	METRIC (M)	IMPERIAL (FT)
Bedroom 1	7.85 x 5.54 max	25'9" x 18'2" max
Walk-In Wardrobe	2.30 x 1.80	7'7" x 5'11"
En-Suite	2.60 x 2.10	8'6" x 6'11"
Bedroom 2	4.68 x 2.71	15'4" x 8'11"
Bedroom 3	4.47 x 2.72	14'8" x 8'11"
Bedroom 4	3.60 x 3.40	11'10" x 11'2"
Bathroom	2.60 x 2.10	8'6" x 6'11"
Landing	4.20 x 2.10	13'9" x 6'11"

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

Sarah Taylor – sarah@taylorpropertyconsultants.com

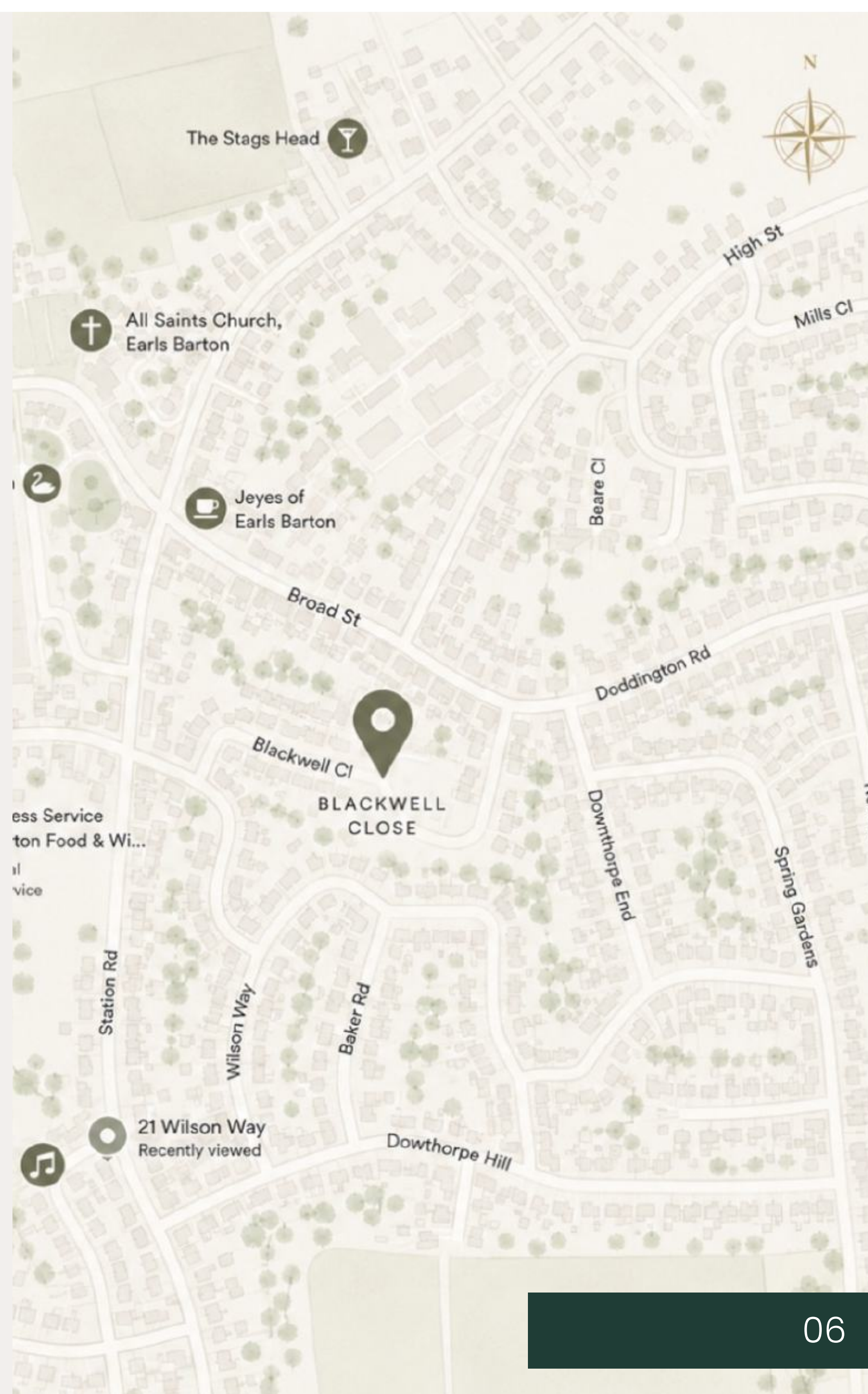
New Homes Manager

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!

 01234 391099

 www.taylorpropertyconsultants.com

 www.glenn@taylorpropertyconsultants.com

 Wellington House, Days lane,
Biddenham, Bedford, MK40 4AE

Taylor&Co
Land & Property Consultants