

BLACKWELL CLOSE,

Earls Barton

A VILLAGE YOU'LL
LOVE TO CALL HOME

Taylor & Co

LAND & PROPERTY CONSULTANTS





Crafted to make a lasting impression.

From the striking double-height entrance hall to the elegant galleried landing, this exceptional stone-built four-bedroom home has been thoughtfully designed to make a lasting first impression. Light-filled interiors, generous living spaces and a high specification throughout combine to create a stylish, energy-efficient home within an exclusive gated development.



FOUR
BEDROOMS



THREE
BATHROOMS



GATED
COMMUNITY

GROUND FLOOR

Thoughtfully planned for effortless modern living

The ground floor has been carefully designed to balance everyday practicality with elegant entertaining. At its heart is a spacious kitchen and breakfast room with French doors opening onto the landscaped garden, complemented by a generous utility and boot room with external access. A separate dual-aspect lounge provides a peaceful retreat, while the impressive entrance hall creates an immediate sense of space and

GROUND FLOOR SPECIFICATION

ROOM	METRIC (M)	IMPERIAL (FT)
Kitchen / Breakfast Room	6.58 x 4.45	21'7" max x 14'7"
Reception Room	6.90 x 3.98	22'8" x 13'1"
Dining Room	4.72 x 3.81	15'6" x 12'6"
Utility / Boot Room	3.85 x 2.07	12'8" x 6'9"

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



FIRST FLOOR

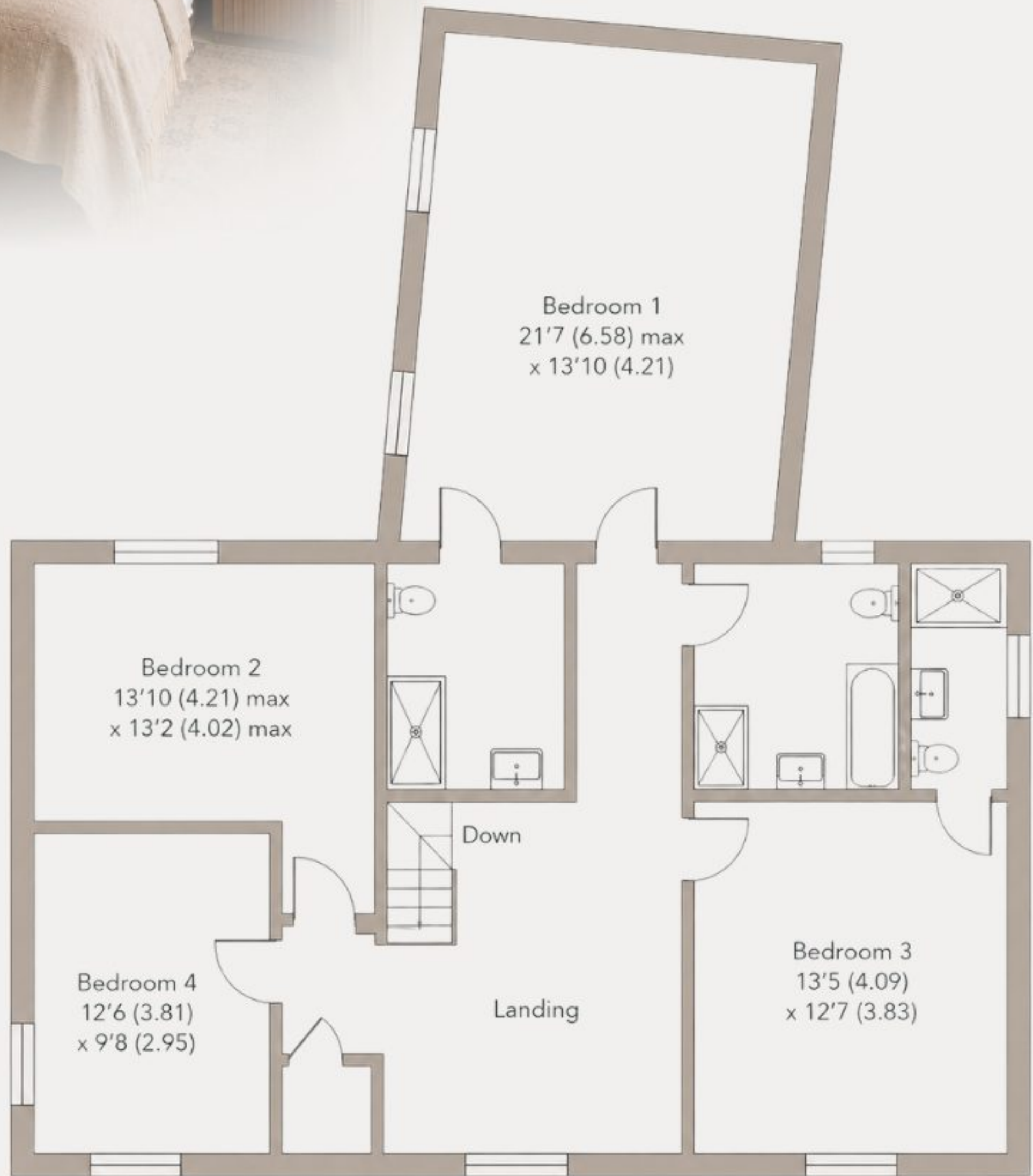
Four Double Bedrooms,
Designed Around Comfort

The first floor offers four generous double bedrooms, thoughtfully arranged to provide both comfort and privacy. Two bedrooms benefit from their own stylish en-suite bathrooms, while a contemporary family bathroom serves the remaining rooms. At the heart of the floor, the stunning galleried landing creates a striking sense of space and light, adding to the home's impressive character and thoughtful design.

FIRST FLOOR SPECIFICATION

ROOM	METRIC (M)	IMPERIAL (FT)
Bedroom 1	6.58 max x 4.21	21'7" max x 13'10"
Bedroom 2	4.21 max x 4.02 max	13'10" max x 13'2" max
Bedroom 3	4.09 x 3.83	13'5" x 12'7"
Bedroom 4	3.81 x 2.95	12'6" x 9'8"

All measurements are approximate and may vary slightly.
Floor 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



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.

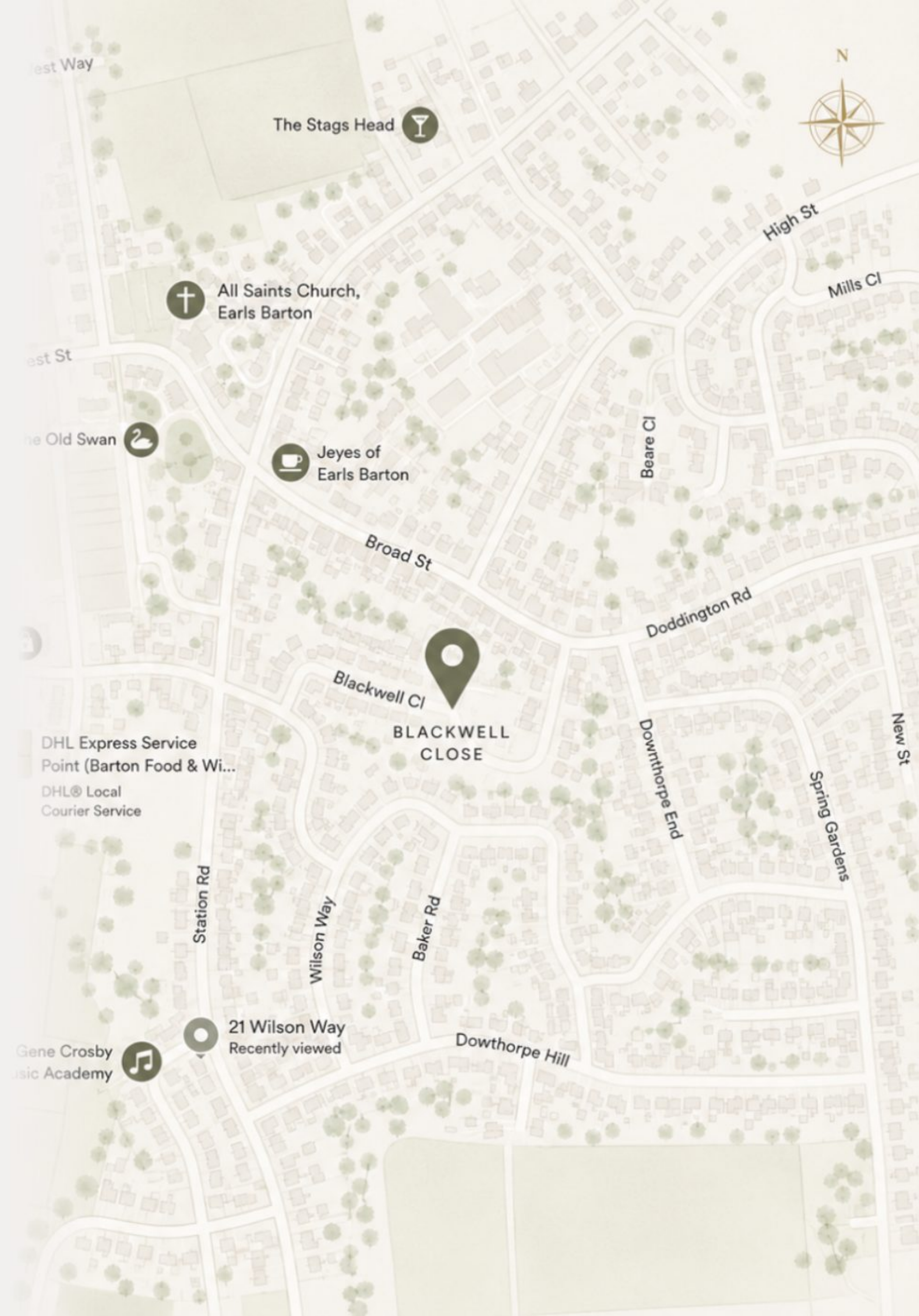
Contact : Taylor & Co Land and Property Consultants
Sarah Taylor
sarah@taylorpropertyconsultants.com
New Homes Manager

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.







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VIEWINGS BY APPOINTMENT ONLY

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