



# Sawford Close

Earls Barton, Northamptonshire

oriordanbond  
SALES & LETTINGS





# Sawford Close

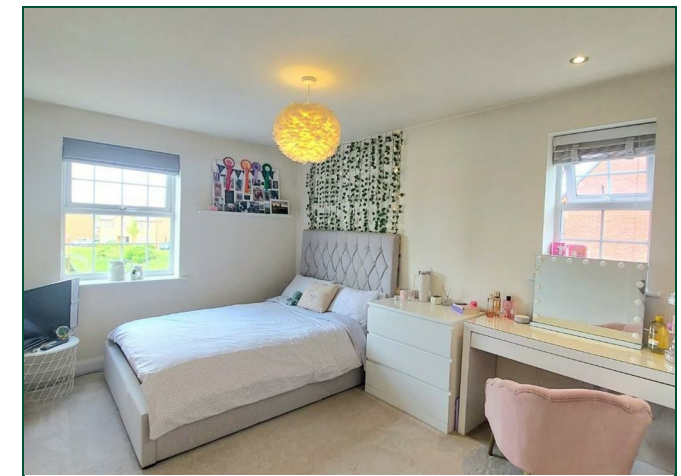
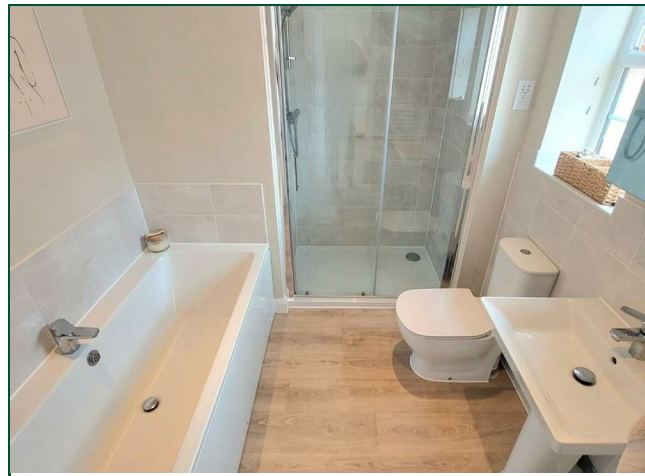
Earls Barton  
NN6 0FW

Price  
£600,000

O'Riordan Bond is delighted to offer for sale this stunning six double bedroom detached family home. Presented in immaculate condition, offering spacious versatile living, this stunning beautiful home offers two reception rooms, an open plan kitchen/dining room, master bedroom with en-suite bathroom, guest bedroom with en-suite shower room, landscaped gardens and double garage with off road parking for four cars. Located on the sought after 'Wickets' development, built by Messrs David Wilson Homes to their 'Moorecroft' design, the property measures 2630 sq. ft. including the double garage.

Accommodation over three floors comprises entrance hall, sitting room with French doors to the garden, study, cloakroom/WC, open plan kitchen/dining room with fitted appliances and double doors to the garden, utility room, first floor landing, master bedroom with dressing room and en-suite bathroom, three further double bedrooms, family bathroom, second floor landing being ideal as a games room or second study, guest double bedroom with en-suite shower room and a further double bedroom. Outside is an open plan front garden with tarmac driveway providing off road parking for four cars leading to a large double garage with light and power connected. The south facing landscaped garden has a large patio and is mainly laid to lawn with mature planting and side access. Further benefits include gas central heating and uPVC double glazed doors and windows. (A/2357/M)

- Stunning six bedroom detached family home
- Two en-suite double bedrooms
- Separate reception rooms
- Open plan kitchen/diner with utility room
- South facing landscaped rear garden
- Ample off road parking and double garage

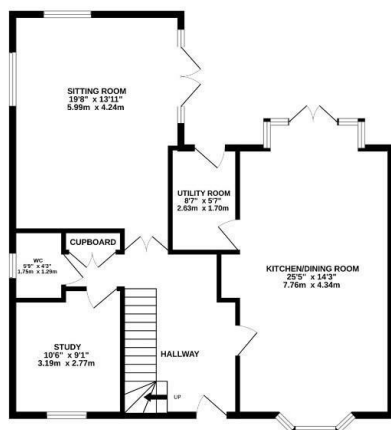




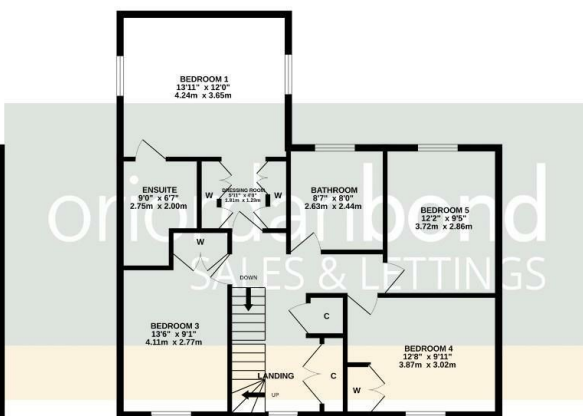




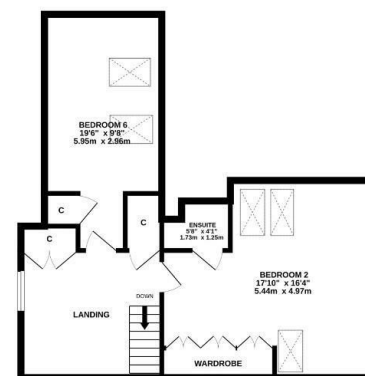
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 2357sq.ft. (219.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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### Additional information

- Council Tax Band: G
- Energy Efficiency Rating: B

### Viewing

Viewing strictly by appointment – details below

### Disclaimer

O'Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

**O'Riordan Bond Earls Barton Sales**  
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