



# Barnard Close

Earls Barton, Northamptonshire

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SALES & LETTINGS



## Barnard Close

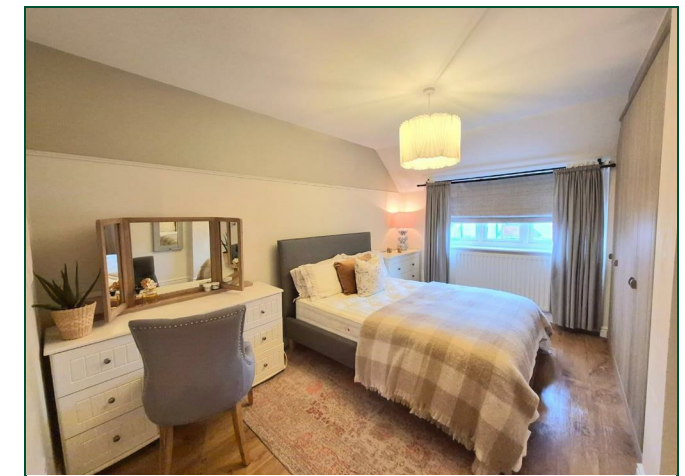
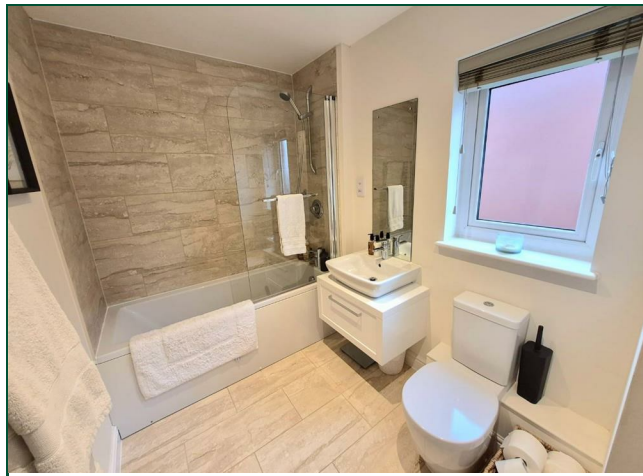
Earls Barton  
NN6 0RJ

Price  
£450,000

A beautifully presented four bedroom detached family home built by Messrs Redrow Homes to their 'Heritage' design. Built around nine years ago, this well appointed spacious property has been designed with a good layout that works well for a family with an open plan kitchen/dining/family room overlooking a south facing garden, a well appointed fitted kitchen with AEG appliances and granite work surfaces and fitted wardrobes to both master and guest bedrooms. Barnard Close sits in a quiet cul-de-sac position, located in the thriving village of Earls Barton, with good schooling and excellent amenities.

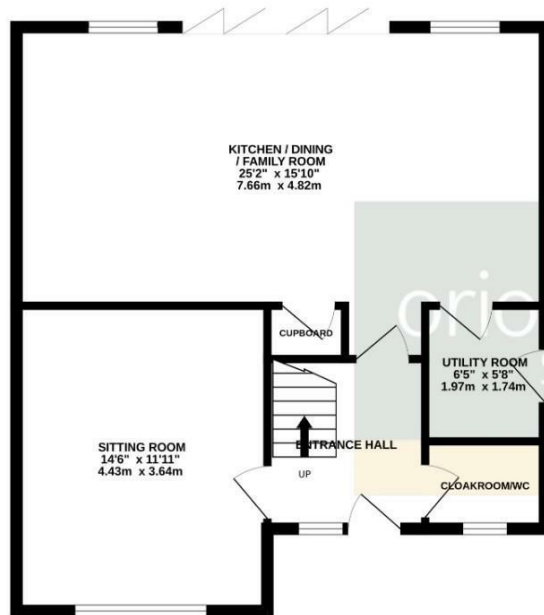
Accommodation comprises entrance hall, cloakroom/WC, sitting room, luxury fitted kitchen/dining/family room, utility room, first floor landing, master bedroom with en-suite with double shower cubicle, two further double bedrooms, a fourth bedroom currently used as a study and a family bathroom. Outside is a low maintenance front garden with mature planting and driveway with parking for three vehicles leading to a good size single garage with light and power, access to the side. The enclosed south facing rear garden has been landscaped with mature planting and trees, lawn area, two patios and access to the side. Further benefits include double glazed windows and doors, gas radiator heating and an alarm. The property is offered for sale with no onward chain. (A/1293/M)

- Beautifully presented four bedroom detached home
- En-suite to master bedroom
- Open plan kitchen/dining/family room
- Gas radiator heating
- Landscaped rear garden
- Driveway and garage

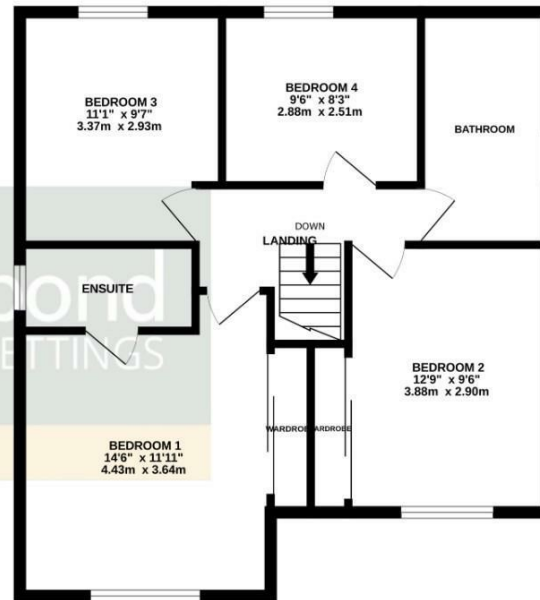




GROUND FLOOR

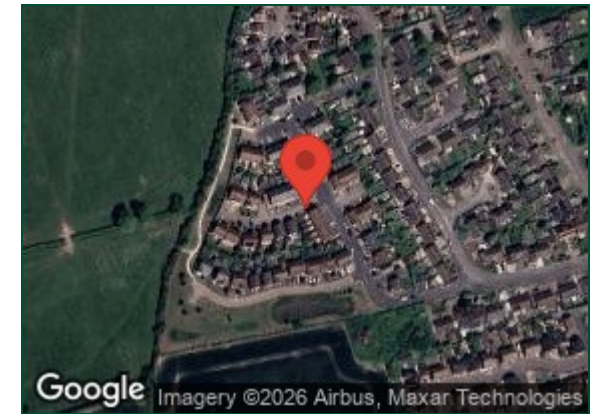


1ST FLOOR



TOTAL FLOOR AREA : 1293 sq.ft. (120.1 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: E
- Energy Efficiency Rating: C

### 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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