



Barnard Close

Earls Barton, Northamptonshire

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SALES & LETTINGS



Barnard Close

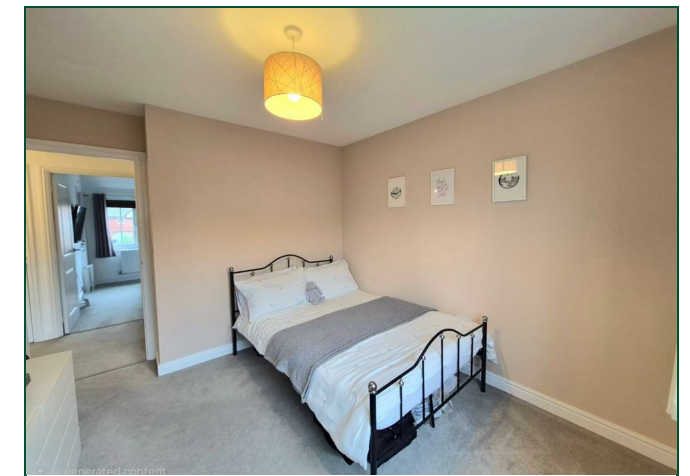
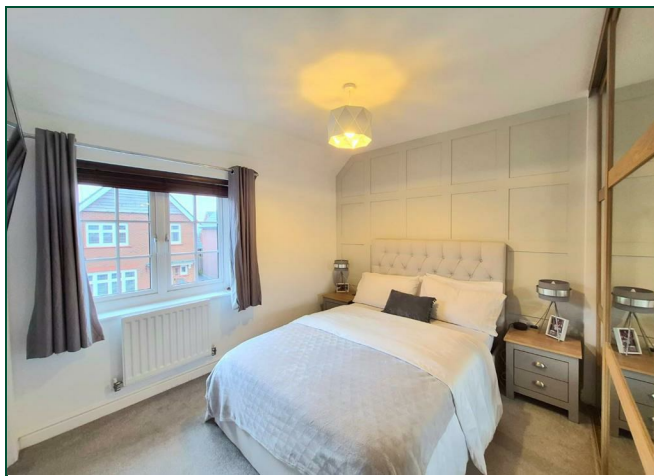
Earls Barton
NN6 0RJ

Price
£275,000

O'Riordan Bond is delighted to bring to the market this immaculately presented spacious three bedroom family home built in 2015 by Messrs Redrow Homes. The property is located in quiet cul-de-sac position and comes with abundance of upgrades to include en-suite shower room along with a westerly facing landscaped garden.

The accommodation comprises entrance hall, cloakroom/WC, utility cupboard, upgraded kitchen with integrated appliances and sitting/dining room with patio doors to the rear garden. The first floor offers a master bedroom with tiled en-suite shower room, two further bedrooms and a family bathroom suite. Benefits include uPVC double glazing and gas radiator heating. Outside is a low maintenance landscaped enclosed rear garden with patio and artificial lawn. To the front is access to the side of the property and allocated parking for two vehicles.
(A/774/S)

- Three bedroom modern family home
- En-suite to master bedroom
- Upgraded kitchen with appliances
- Gas radiator heating
- Low maintenance rear garden
- Two allocated parking spaces





SITTING ROOM
13'5" x 12'8"
4.08m x 3.87m

KITCHEN
9'9" x 6'2"
2.96m x 1.89m

HALLWAY

BATH

UP

CLOSET

CUPBOARD

BEDROOM
11'6" x 9'11"
3.50m x 3.03m

BEDROOM
11'6" x 6'7"
3.50m x 2.00m

BEDROOM
10'9" x 9'11"
3.28m x 3.03m

BATHROOM

WARDROBE

LANDING

ENSUITE

DOWN

RING CUPBOARD

WARDROBE

The floor plan shows a central landing area with a staircase labeled 'DOWN' and an arrow pointing right. To the top left is a bedroom (11'6" x 9'11", 3.50m x 3.03m). To the top right is another bedroom (11'6" x 6'7", 3.50m x 2.00m). To the bottom left is a third bedroom (10'9" x 9'11", 3.28m x 3.03m). A bathroom is located between the top-left bedroom and the bottom-left bedroom. An ensuite is attached to the bottom-left bedroom. A ring cupboard is located near the bottom-left bedroom. Two wardrobes are shown: one near the top-left bedroom and another near the bottom-right corner. The plan also includes a sink and toilet in the bottom right area.

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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- Council Tax Band: C
- Energy Efficiency Rating: C

Viewing strictly by appointment – details below

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.

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