

# NORWOOD FARM

Harpole, Northampton, NN7 4AP

2 & 3 BEDROOM  
NEW HOMES

Welcome to  
**Norwood Farm**,  
situated on the  
outskirts of the  
village of  
Harpole.



A COLLECTION OF 2, 3 & 4 BEDROOM HOMES

# Norwood Farm offers modern living in a vibrant rural environment.

Unique development of brand new contemporary homes on the outskirts of Harpole.

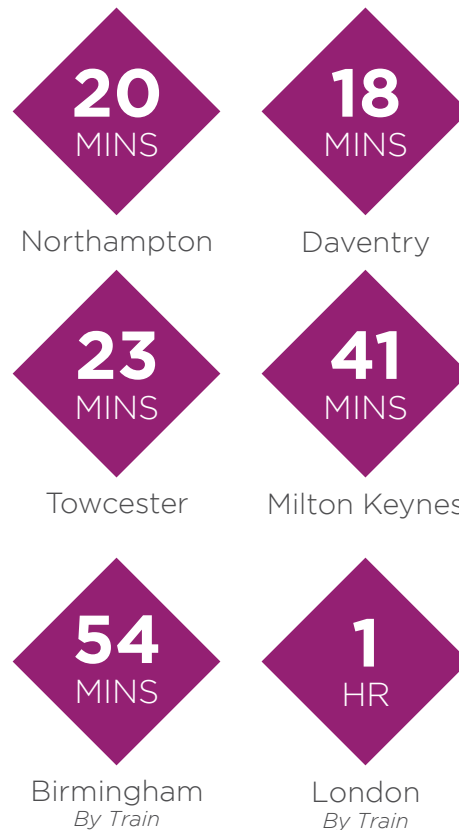
The western side of Northampton, puts you in the perfect location with excellent commuter links.

A short drive away you will benefit from the essentials you can find in the village of Harpole just off the A4500 (formerly the A45) about 1 mile east of the M1 Motorway junction 16.

The rural location of the development, means that the Northamptonshire countryside is right on your doorstep.

There are various pubs and restaurants close to the development or you could visit the town of Northampton with its shopping area and nightlife.



Northampton provides a great selection of state and independent schools for children of all ages, many are within a short distance of Norwood Farm.

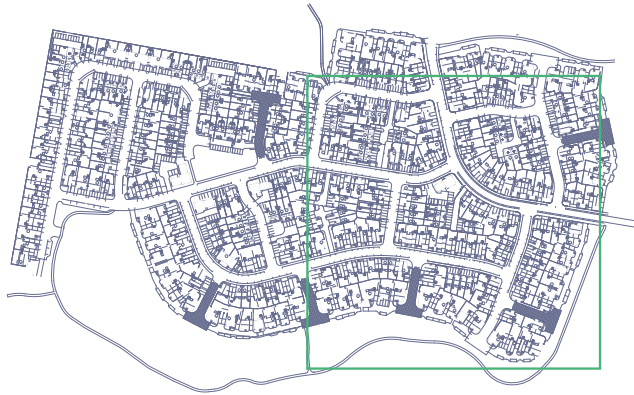


**Please note:** Car journey times shown are an average based on normal driving conditions. Train times can vary from what day and time you start your journey.

# Norwood Farm

## Site Layout

-  **The Beech**  
3 Bed Semi-Detached - Three-Storey  
147
-  **The Mountford**  
3 Bed Detached - with garage  
173





Computer generated image of plots 147 & 148

## The Beech

3 Bed  
Semi-Detached home

The Beech offers flexible living over three storeys. The ground floor features a well appointed kitchen/dining area and front aspect living room.

The first floor has two bedrooms and the family bathroom. The master bedroom on the second floor benefits from an En-Suite and dressing room.

### SPECIFICATIONS

- ◆ 10 year build warranty
- ◆ Double glazed windows
- ◆ Downstairs W/C
- ◆ Family bathroom with walk in shower
- ◆ Gas central heating
- ◆ Modern fitted kitchen
- ◆ Turfed rear garden



### GROUND FLOOR

Kitchen/Dining  
4.79m x 2.95m 15'9" x 9'8"  
Living  
4.04m x 3.76m 13'3" x 12'4"

### FIRST FLOOR

Bedroom 2  
4.79m x 2.66m 15'9" x 8'9"  
Bedroom 3  
3.43m x 2.53m 11'3" x 8'4"  
Bathroom  
2.18m x 2.01m 7'2" x 6'7"

### SECOND FLOOR

Bedroom 1  
3.47m x 3.30m 11'5" x 10'10"  
En-Suite  
2.10m x 1.65m 6'11" x 5'5"  
Dressing Area  
2.39m x 2.05m 7'10" x 6'9"

**TOTAL FLOOR AREA**  
1071.3m<sup>2</sup> - 1153.12 sq.ft

△ External access    C Cupboard/Storage

Imagery indicative of Platform show homes. Fixtures and fittings shown are intended as a preliminary guide for prospective purchasers and should not be relied upon. Internal layouts show a general arrangement which may vary from plot to plot.

Platform Home Ownership have taken every effort to ensure that these documents are accurate and represent the properties available. Platform Home Ownership and the developer may in their efforts to improve design reserve the right to alter site plans, floorplans, elevations and specifications without prior notice. Visit our website at [www.platformhomeownership.com](http://www.platformhomeownership.com) for further details.



Computer generated image shown plot 75.

# The Mountford

3 Bed Detached home

Plot 173  
with garage

The Mountford is a stylish three bed detached double fronts new home comprising of a well appointed kitchen/dining area with feature French doors to the turfed garden.

Upstairs you will find three bedrooms and the family bathroom, the master bedroom benefiting from an En-Suite.

## SPECIFICATIONS

- ◆ 10 year build warranty
- ◆ Double glazed windows
- ◆ Downstairs W/C
- ◆ Family bathroom with shower over bath
- ◆ Gas central heating
- ◆ Modern fitted kitchen
- ◆ Turfed rear garden
- ◆ Allocated parking



## GROUND FLOOR

Kitchen/Dining  
5.64m x 2.74m 18'6" x 9'0"

Living  
5.64m x 3.17m 18'6" x 9'0"

## FIRST FLOOR

Bedroom 1  
3.39m x 3.22m 11'1" x 10'7"

En-Suite  
1.87m x 1.60m 6'2" x 5'3"

Bedroom 2  
3.17m x 2.78m 10'5" x 9'1"

Bedroom 3  
2.80m x 2.79m 9'2" x 9'2"

Bathroom  
2.19m x 2.13m 7'2" x 7'0"

**TOTAL FLOOR AREA**  
91.52m<sup>2</sup> - 985.12 sq.ft

△ External access

C Cupboard/Storage

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# Norwood Road

Northampton, NN7 4AP.

House prices for all plots available



Plot	House Type	Postal Address	100% Price	30% Share Value	Monthly Rent	Service Charge	Sold/ Reserved
147	<b>The Beech</b> 3 Bed Semi-Detached House	4 Oak Road, Harpole, Northampton, NN7 4JU.	£360,000	£108,000	£577.50	TBC	
173	<b>The Mountford</b> - with garage 3 Bed Detached House	23 Lime Avenue, Harpole, Northampton NN7 4TW.	£360,000	£108,000	£577.50	TBC	

For more information contact:

[Sales@Platformhg.com](mailto:Sales@Platformhg.com)

[Platformhomeownership.com](https://Platformhomeownership.com)

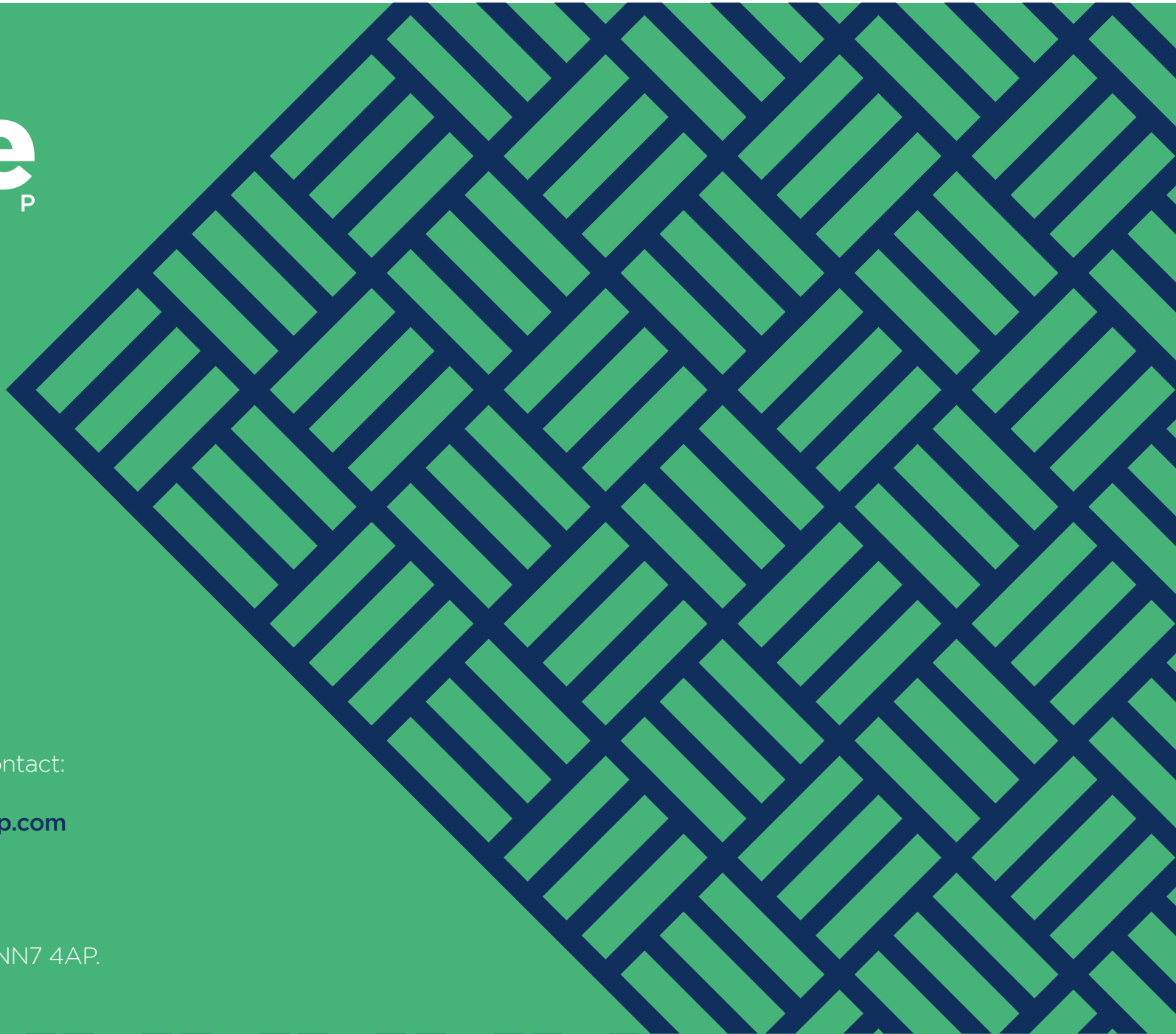
0333 200 7304

Please note:

Prices and dates quoted above where correct at the time of going to print, Platform Home Ownership reserve the right to amend the details and prices above without prior consultation. Purchasers are advised to consult with your sales co ordinator.



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**home**  
OWNERSHIP



For more information contact:  
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