



BUCKBY EDGE

LONG BUCKBY

Welcome to BUCKBY EDGE

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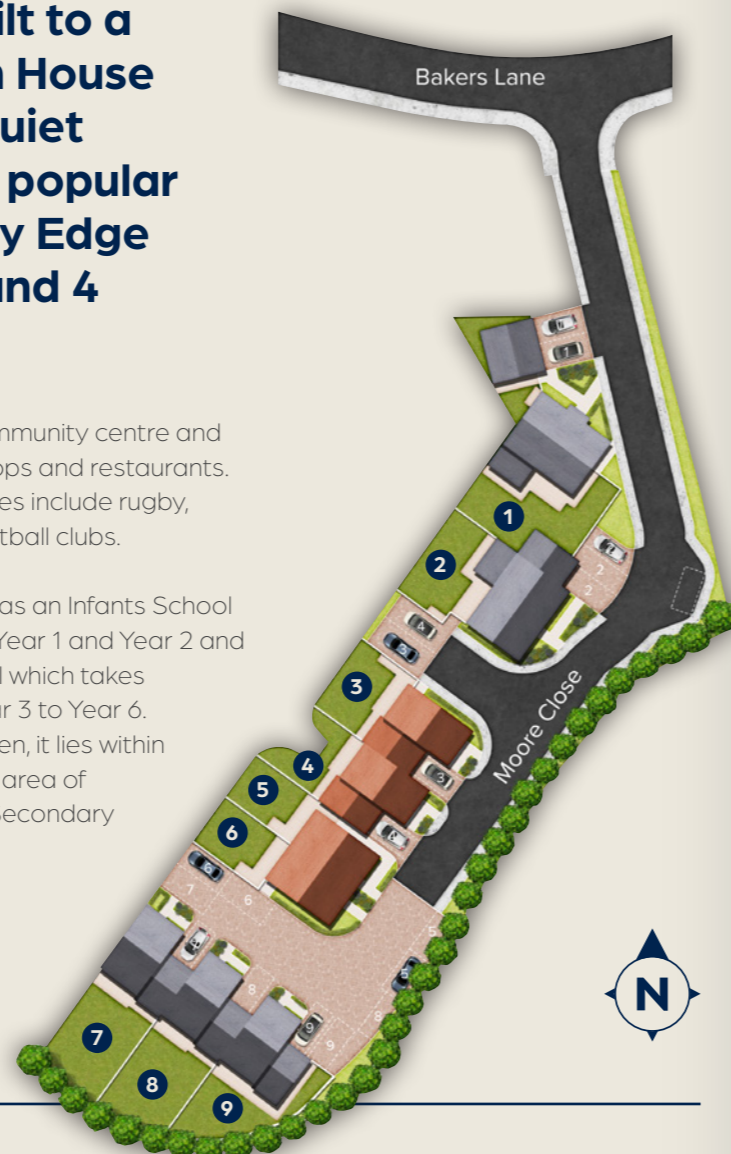
A stunning development of just 9 executive new build homes built to a high specification by Georgian House Developments. Situated in a quiet cul-de-sac to the south of the popular village of Long Buckby, Buckby Edge offers an exciting choice of 3 and 4 bedroom homes.

Long Buckby is located around 4.5 miles north-east of the town of Daventry and roughly midway between Northampton and Rugby. The west of the parish has the A5 road, Grand Union Canal and M1 motorway all passing through. Only a short walk away, Long Buckby train station enjoys excellent rail links on the West Coast main line to both Birmingham New Street and London Euston in approximately one hour.

Long Buckby offers a wide range of amenities and services, including a doctor's surgery, dentist, churches, public library, veterinary surgery,

post office, community centre and a variety of shops and restaurants. Sporting facilities include rugby, cricket and football clubs.

Long Buckby has an Infants School for Reception, Year 1 and Year 2 and a Junior School which takes pupils from Year 3 to Year 6. For older children, it lies within the catchment area of Guilsborough Secondary School.



THE WHILTON Plots 1 & 2*



4 bedroom



1,488 sq ft

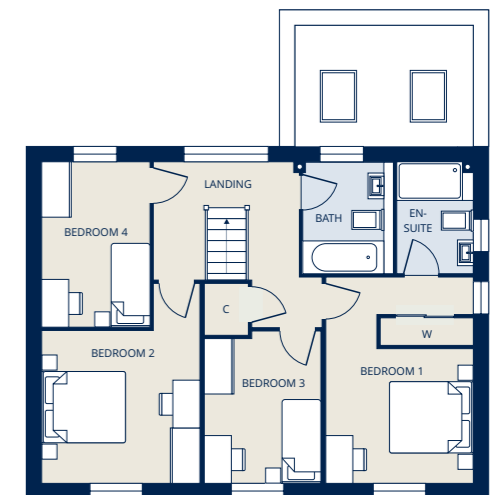
*Image shows Plot 1 with a double detached garage. Plot 2 has a single attached garage.



GROUND FLOOR



FIRST FLOOR



KITCHEN/DINING

3.46m (max) x 6.85m
11' 4" (max) x 22' 6"

LIVING ROOM

3.32m x 4.92m
10' 11" x 16' 2"

FAMILY ROOM

3.79m x 2.57m
12' 5" x 8' 5"

STUDY

3.32m x 1.80m
10' 11" x 5' 11"

BEDROOM 1

3.11m x 4.36m (max, inc. w/robe)
10' 3" x 14' 4" (max, inc. w/robe)

BEDROOM 2

3.33m x 3.22m
10' 11" x 10' 7"

BEDROOM 3

2.47m x 3.05m
8' 1" x 10' 0"

BEDROOM 4

2.28m x 3.50m
7' 6" x 11' 6"

Please note: All dimensions given are approximate and are shown width x length. Computer generated images are indicative only.

THE NORTON Plots 3, 4, 7, 8 & 9



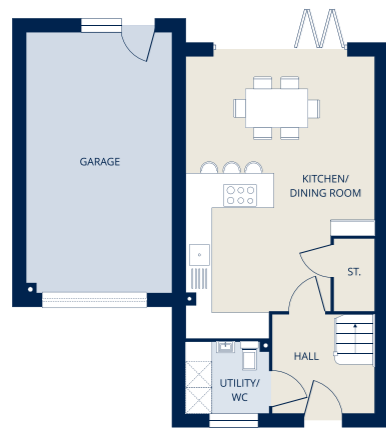
3 bedroom



1,390 sq ft



GROUND FLOOR



KITCHEN/DINING

4.35m x 5.93m
14' 3" x 19' 6"

FIRST FLOOR



LIVING ROOM

4.35m x 4.17m
14' 3" x 13' 8"

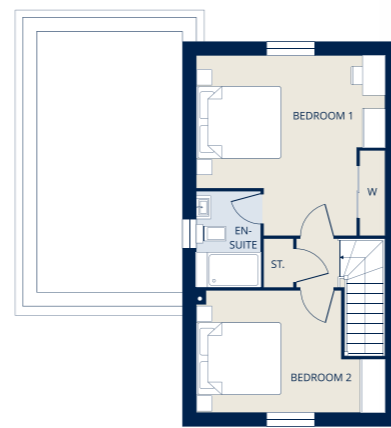
STUDY

2.37m x 2.70m
7' 9" x 8' 11"

BEDROOM 3

3.34m x 4.03m
10' 11" x 13' 3"

SECOND FLOOR



BEDROOM 1

4.35m x 4.17m (max)
14' 3" x 13' 8" (max)

BEDROOM 2

4.35m (max) x 2.81m
14' 3" (max) x 9' 3"

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THE HADDON Plots 5 & 6*



3 bedroom

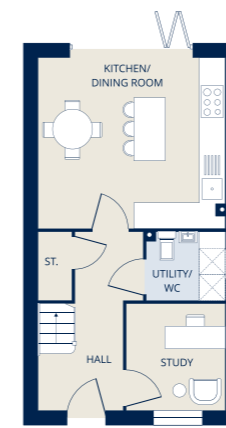


1,230 sq ft

* Plot 6 is handed.



GROUND FLOOR



KITCHEN/DINING

4.47m x 4.05m
14' 8" x 14' 3"

STUDY

2.53m x 2.33m
8' 4" x 7' 8"

FIRST FLOOR



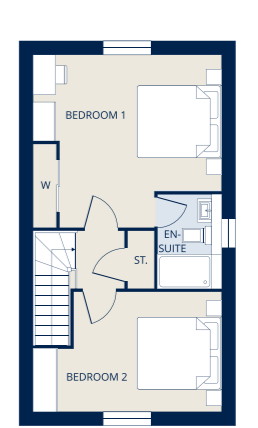
LIVING ROOM

4.47m x 4.06m (max)
14' 8" x 13' 4" (max)

BEDROOM 3

2.33m x 2.78m
7' 8" x 9' 2"

SECOND FLOOR



BEDROOM 1

4.47m x 4.10m (max)
14' 8" x 13' 5" (max)

BEDROOM 2

4.47m (max) x 2.78m
14' 8" (max) x 9' 2"

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SPECIFICATION

KITCHEN

- Choice from a selected range of door fascia and matching carcasses
- Stainless steel electric oven
- Built in combi-microwave
- Gas on Glass 5 burner hob
- Stainless steel extractor hood
- Integrated dishwasher
- Integrated fridge/freezer
- Stainless steel bowl and half under-mount sink c/w mixer taps
- Quartz work surfaces to kitchen and utility
- Amtico flooring fitted to kitchen and utility (from a selected range)
- LED down lights

BATH & SHOWER ROOMS

- White sanitary ware
- Glass screen and thermostatic shower over bath to main bathroom
- Thermostatic showers to shower cubicles
- Polished chrome brassware
- Heated towel rails in polished chrome
- Porcelanosa wall tiling from a selected range; full height to shower and bath areas and tiled half height behind sanitary ware
- LED down lights

INTERNAL (GENERAL)

- Gas fired central heating and hot water, with radiators throughout.
- Underfloor heating in ground floor of Plots 1 & 2
- Plaster skimmed ceilings (white) and walls (soft white)
- Oak veneer doors
- Polished/satin chrome ironmongery – lever on rose handles
- Soft white painted chamfered and grooved moulded skirting and architraves
- Wardrobes from a selected range to master bedroom
- TV points to lounge, study, kitchen/dining and all bedrooms, including CAT 6 pre-wiring.
- Pre-wired for security alarm
- Fibre broadband connection point

EXTERNAL

- Red facing bricks as per approved schedule
- Grey or brown flat profile concrete roof tiles
- Black UPVC gutters and RW pipes
- Block paved driveways
- Buff riven texture paving slabs to paths and patio area
- White UPVC windows
- Front garden landscaped in accordance with approved plans
- Feather edged close boarded fences and gates
- Power and lighting to garages

***Please note:** Choices of finishes and/or upgrades are dependent on the stage of construction at the time of reservation / exchange of Contracts.

The specification may be subject to changes from time to time and can be tailored to individual requirements dependant on stage of build, please contact us for more information.

Computer generated images shown are indicative only.



Typical Kitchen – Haddon House Type



Typical Kitchen – Norton House type

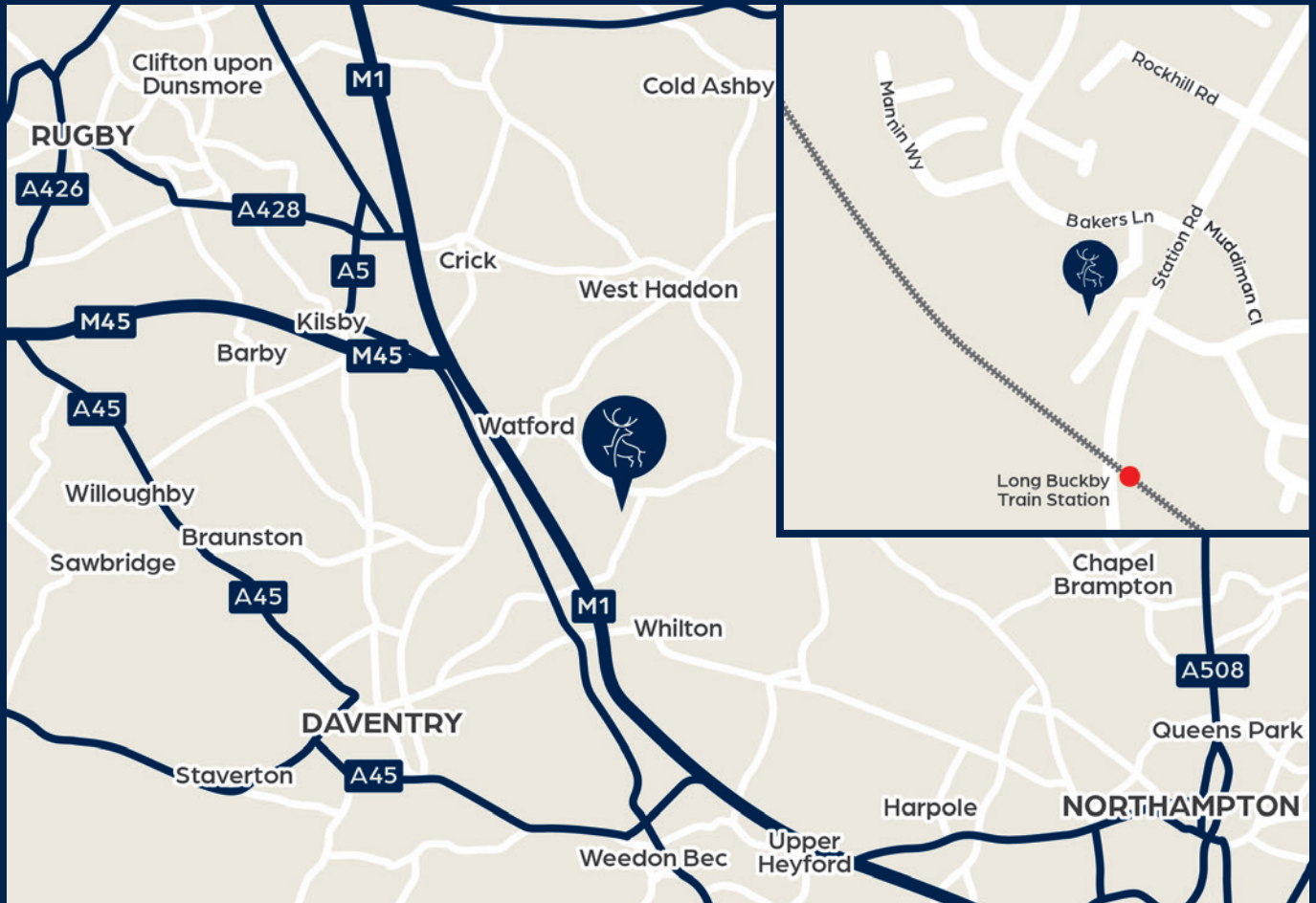


Typical Interior – Whilton House Type



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To arrange a viewing or for sales enquiries please contact **Connells**:

Phone: 01604 638281 **Email:** northampton@connells.co.uk

Office: 6 Wood Hill, Northampton, Northamptonshire NN1 2DA

Connells



Georgian House
Developments

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