



COALFIELD CLOSE

MIDSOMER NORTON, SOMERSET

Rooted in history. *Built beautifully.*



WELCOME TO
COALFIELD CLOSE

Coalfield Close is an exciting new collection of homes in the heart of **Midsomer Norton**. Thoughtfully designed with modern living in mind, this development offers a mix of three and four-bedroom detached houses, each built with care, quality, and energy efficiency at their core.

In a great spot with easy access to local shops, schools, and countryside walks, it's a place that brings together convenience and a great lifestyle. Whether you're buying your first home, making room for a growing family, or looking to downsize, these homes are designed to offer comfort, style, and practicality for every stage of life.

Coalfield Close isn't just somewhere to live. It's somewhere you'll feel at home.

Built *beautifully* by









LIFE IN MIDSOMER NORTON

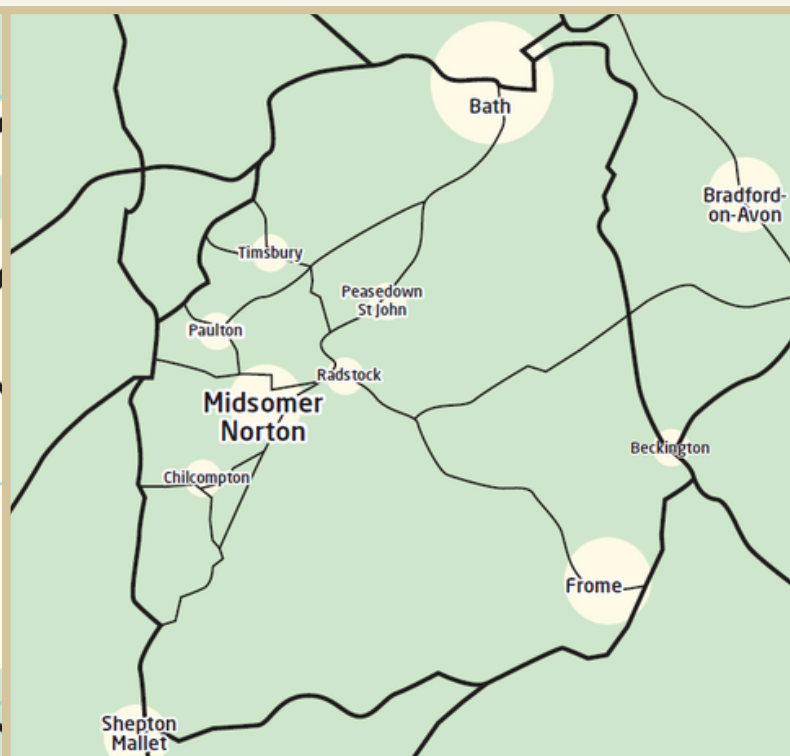
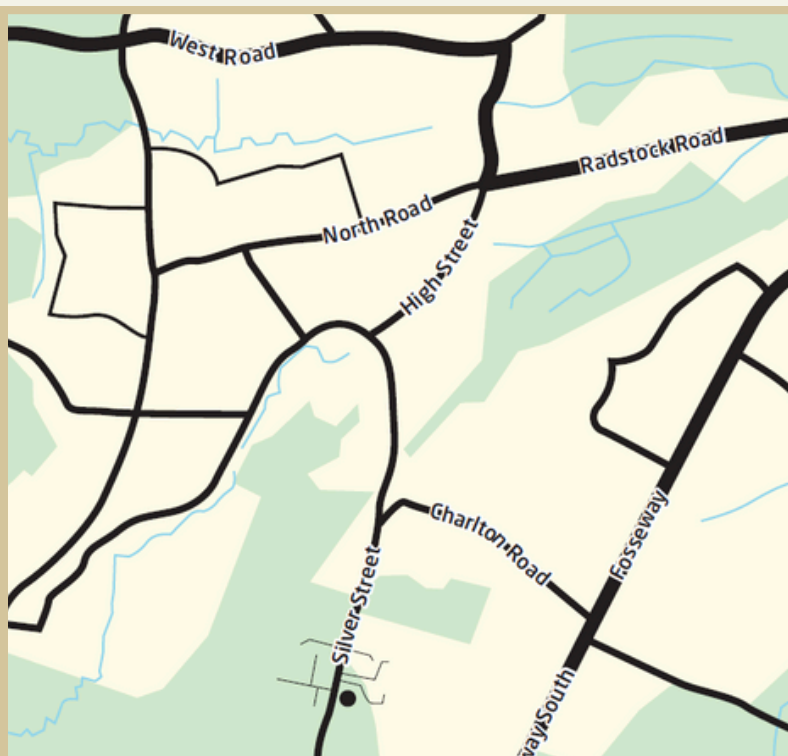
Midsomer Norton is a vibrant Somerset town that blends modern convenience with a welcoming community feel.

At the heart of the town is a **lively high street** with cafés, shops, and local favourites, perfect for a weekend stroll or a coffee catch-up. There are great schools close by, plenty of parks and riverside walks, and a **heritage railway line** offering a nostalgic backdrop and a charming reminder of the area's history.

With **Bath** and **Wells** just a short drive, you've got the best of both worlds - a friendly town to call home, with all the charm of **Somerset** right on your doorstep.



Coalfield Close, Silver Street, Midsomer Norton, Somerset, BA3 2UD



RICH IN HISTORY

Midsomer Norton sits at the heart of the **Somerset Coalfield**, which inspired the name of this development, and the town's story is closely tied to the rise of coal mining in the region.

From the 18th century, the town grew rapidly as coal became the main source of fuel for homes, industries, and the railways. **Mining was at the centre of daily life here**, providing work for generations of families and shaping the streets, buildings, and community spirit that still characterise the town today.



At its height, the coalfield stretched across much of north Somerset, with **Midsomer Norton** one of the key centres. The town became known not just for its pits but also for the strong sense of togetherness among its people. Miners and their families created a **close-knit community**, with schools, chapels, pubs, and markets all thriving alongside the industry.

Today, Midsomer Norton is proud of its roots. The town still carries the character of its coalfield past, but it's also grown into a **lively, modern place** with everything you need close at hand - all while being tucked among beautiful **Somerset** scenery, yet never far from the buzz of larger cities.





AWARD-WINNING HOMES



As an **award-winning** developer, we've built a strong reputation for creating high-quality homes in carefully selected locations. From bespoke country residences to larger urban developments, we bring individuality and lasting quality to every project.

Our greatest strength lies in **our team** - a close-knit group that takes pride in attention to detail across design, construction, and aftercare.

By combining traditional craftsmanship with modern techniques and the latest green technology, we deliver homes that are *beautifully built, sustainable*, and designed for *modern living*.

richard
james

OUR TRUSTED SELLING PARTNER

We're proud to work with **Richard James Estate Agents**, a well-established local name with seven offices across Swindon and the surrounds.

Their dedicated New Homes team provides expert guidance and access to a wide network of buyers.

01793 688 705

newhomes@richardjames.uk



FUTURE-READY LIVING

Coalfield Close has been created to make everyday living smarter, greener, and more enjoyable. With sustainability at its heart, the development brings together eco-friendly materials and forward-thinking features, like solar panels and air source heat pumps. Every detail has been shaped with care to offer homes that feel perfect for today, while giving you the confidence they're built for the future too.

KEY FEATURES



Electric vehicle charging points
Dedicated EV parking across the development for future-ready transport



Energy-saving kitchen appliances
Reducing household energy consumption



Sustainable building materials
Responsibly sourced to reduce environmental impact during construction



Thermally efficient glazing & insulation
Enhancing warmth, comfort and energy performance



Daikin air source heat pumps
Efficient, low-carbon heating and hot water



Low-energy LED lighting
Cost-effective, efficient lighting throughout

Future-ready. *Nature-friendly.*



PLOT 1	3 bedroom detached with private parking
PLOT 2	4 bedroom detached with private parking
PLOT 3	3 bedroom detached with private parking
PLOT 4	3 bedroom detached with private parking
PLOT 5	3 bedroom detached with private parking
PLOT 6	3 bedroom detached with private parking
PLOT 7	4 bedroom detached with car port
PLOT 8	3 bedroom detached with car port
PLOT 9	4 bedroom detached with car port

Nine homes. *Crafted with care.*



PLOT 1, 4, & 5

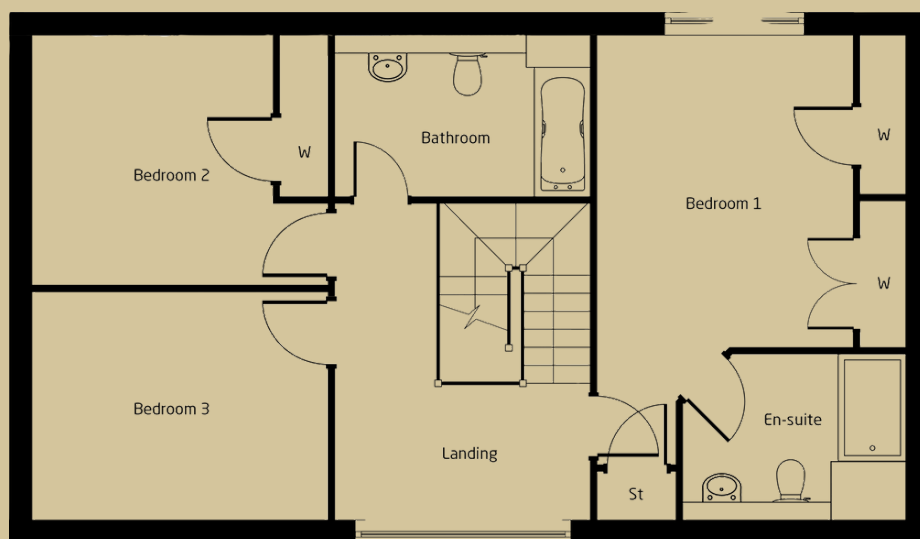
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A contemporary family home with space, style and sophistication

This House Type is a contemporary home designed for modern living, with a stunning open-plan kitchen, dining and family room perfect for entertaining, alongside a separate living room and private office. Upstairs, the elegant main bedroom with en-suite is a luxurious retreat, complemented by two further bedrooms and a stylish family bathroom, offering the perfect blend of space, comfort and sophistication.



GROUND FLOOR



FIRST FLOOR

Family Room	3.76m x 2.79m
Kitchen/Dining Room	6.29m x 3.76m
Living Room	6.27m x 4.03m
Office	3.27m x 2.04m (max)
Principal Bedroom	4.03m x 4.02m (max)
Bedroom 2	3.76m x 3.21m (max)
Bedroom 3	3.76m x 2.96m
Total Square Footage	1,618 sq ft

The floorplans are intended as a guide only and are not to scale. While every effort has been made to ensure accuracy, dimensions, layouts and positions of doors, windows and fixtures may vary during construction. No responsibility is taken for any error, omission or misstatement. This information does not constitute or form part of any contract or warranty. Prospective purchasers should rely on their own enquiries and inspections. Any furnishings shown are illustrative only and not included in the sale.



PLOT 2, 7, & 9

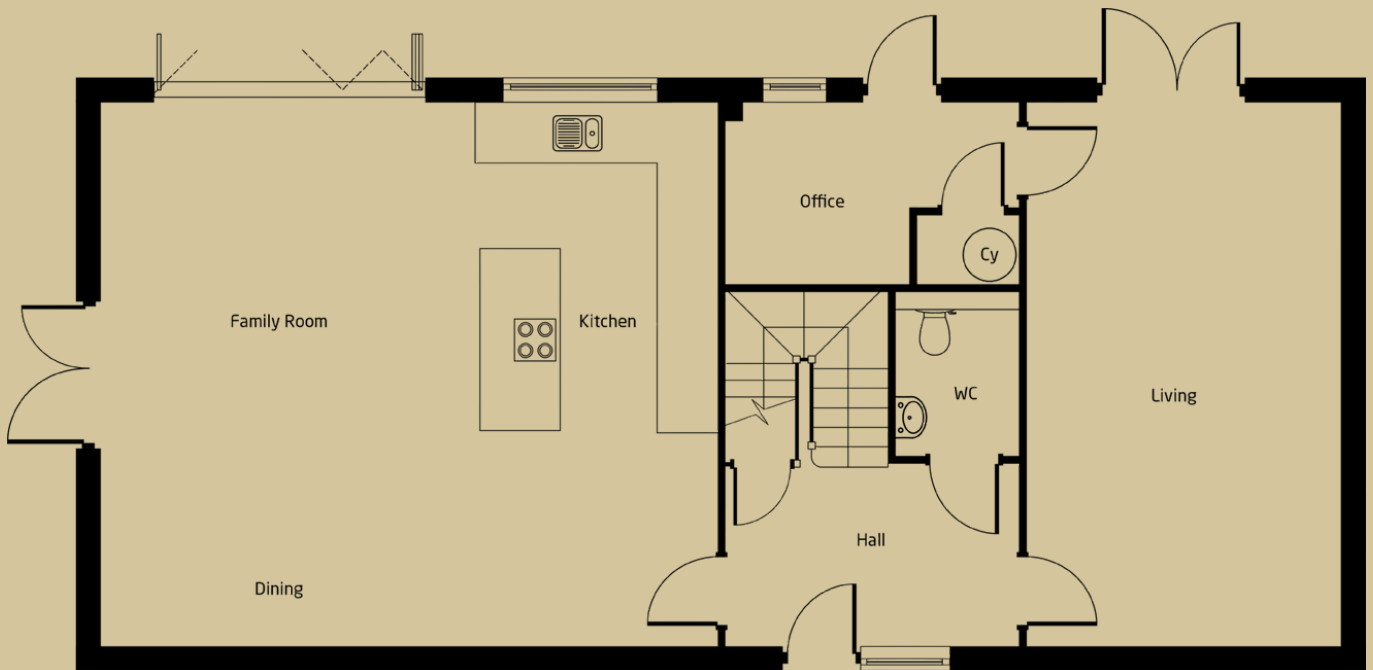
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A spacious family home designed for modern living

This House Type is a sophisticated family home designed for modern living, featuring four spacious bedrooms including a luxurious master suite with en-suite and fitted wardrobes. The open-plan kitchen, dining and family area forms the heart of the home, complemented by a private living room and dedicated office, this perfect family home combines cosy spaces and connected living areas



GROUND FLOOR



FIRST FLOOR

Family/Dining Room	6.52m x 4.47m
Kitchen	6.52m x 2.9m
Office	6.52m x 3.72m
Principal Bedroom	4.26m x 4.23m (max)
Bedroom 2	4.38m x 3.94m (max)
Bedroom 3	3.72m x 3.32m
Bedroom 4	3.72m x 3.09m
Total Square Footage	2,045 sq ft

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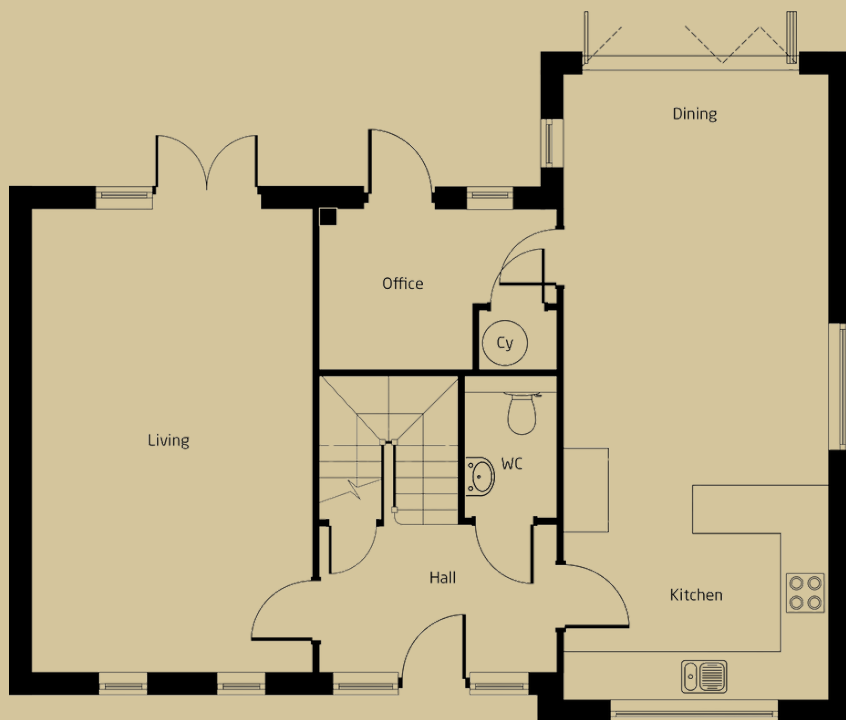


PLOT 6

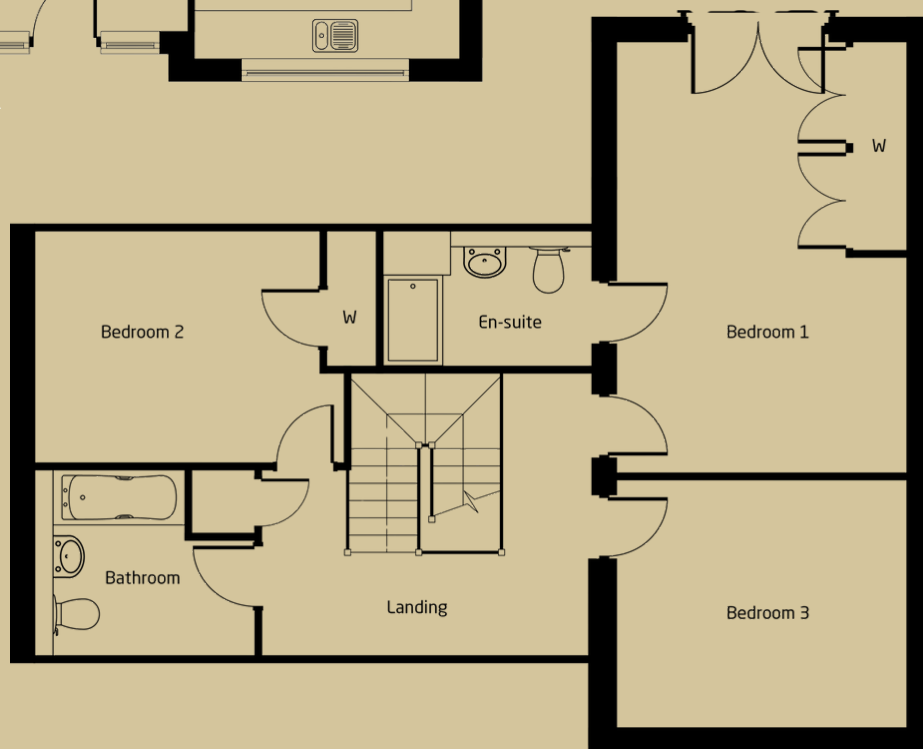
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A home designed to blend modern style and family comfort

This House Type has a contemporary kitchen and dining area which opens to the garden, creating the perfect space for gatherings, while the spacious living room and dedicated office offer areas to unwind or focus. Upstairs, a luxurious en-suite bedroom with fitted wardrobes is joined by two further bedrooms and a sleek family bathroom, making this house type ideal for a busy family looking for serene home.



GROUND FLOOR



FIRST FLOOR

Living Area	6.57m x 3.93m
Kitchen/Dining Room	8.87m x 3.76m
Office	3.27m x 2.24m (max)
Principal Bedroom	5.59m x 3.76m (max)
Bedroom 2	4.38m x 3.01m (max)
Bedroom 3	3.76m x 3.18m
Total Square Footage	1,691 sq ft

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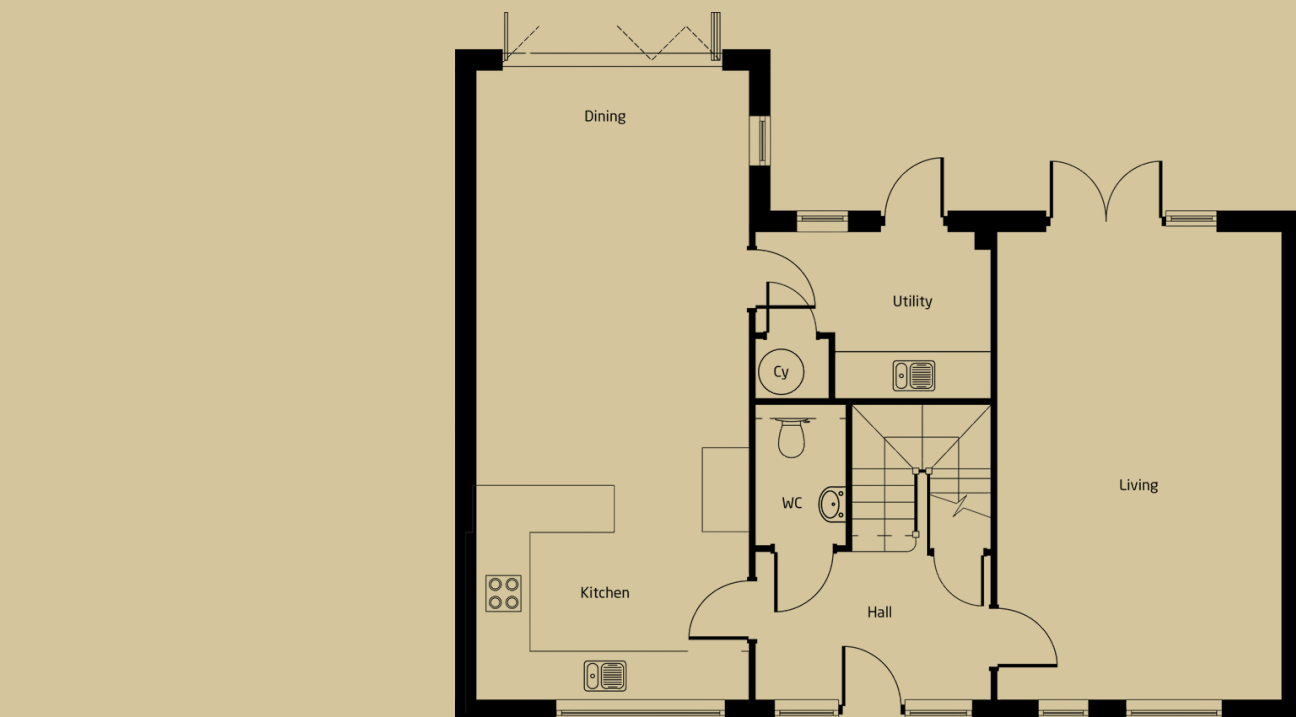


PLOT 3 & 8

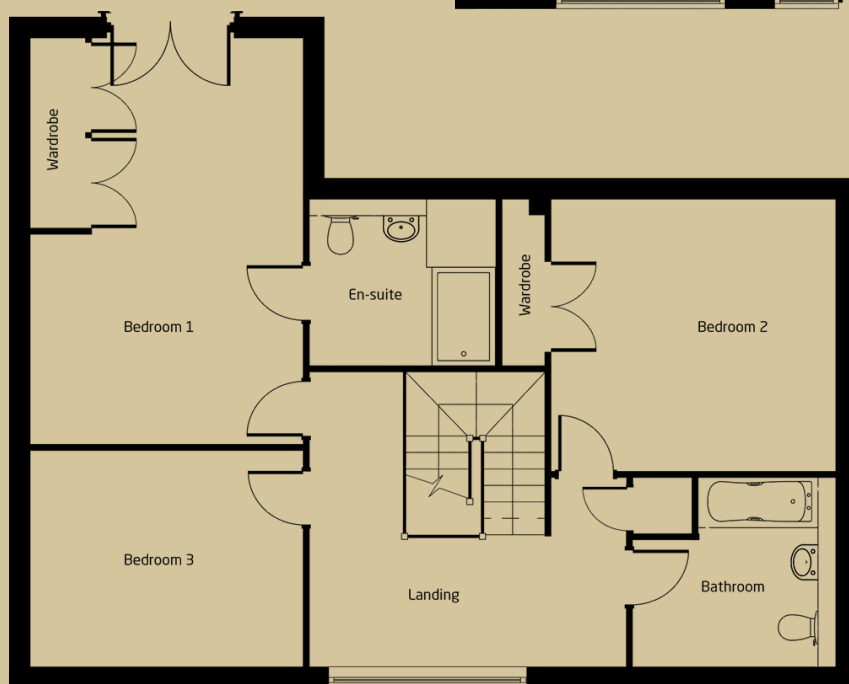
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Thoughtfully designed for comfort and everyday ease

This House Type offers a blend of style and practicality, boasting a spacious open-plan kitchen/dining area ideal for gatherings and a generous living room for relaxed evenings. A separate utility and WC add convenience on the ground floor, while upstairs features three well-proportioned bedrooms, including a luxurious en-suite main bedroom with fitted wardrobes, alongside a sleek family bathroom.



GROUND FLOOR



FIRST FLOOR

Living Area	6.57m x 3.93m
Kitchen/Dining Room	8.87m x 3.76m
Utility Room	3.27m x 2.29m (max)
Principal Bedroom	5.76m x 3.76m (max)
Bedroom 2	4.68m x 3.83m (max)
Bedroom 3	3.76m x 3.01m
Total Square Footage	1,748 sq ft

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SPECIFICATION



KITCHENS

Stunning fully **fitted kitchen** units with soft close cupboards and drawers. Plus, your choice of doors design from contemporary or a more traditional shaker style. Silestone work tops fitted as standard with a choice of colours with matching upstand and splashback.

To maintain the sleek clean finish Integrated appliances included are:

- Bosch single oven
- Bosch ceramic hob
- Bosch integrated dishwasher
- Bosch integrated fridge freezer
- Space, electricity, and plumbing are provided for a washing machine

A Bosch extractor hood, and a half bowl sink and drainer with mixer tap complete your attractive kitchen.



BATHROOMS

Stylish and **contemporary** finishes create a sleek, modern bathroom space designed for comfort and ease.

- Contemporary crisp white sanitary ware complete with chrome fittings
- Choice of ceramic wall tiles from our latest range
- Ceramic tiles or Karndean flooring fitted as standard
- Wall mounted mirror
- Ceiling mounted extractor fan
- Dual heated towel rail and shave point are also provided

HEATING & ELECTRICS

Modern, **energy-efficient** systems and thoughtful electrical fittings ensure everyday comfort, safety, and convenience.



- Daikin air source heat pump
- Radiators - individually thermostatically controlled to habitable rooms on the first floor
- Underfloor heating on the ground floor
- A large cupboard incorporating the hot water storage cylinder
- Mains-operated smoke detectors are located in the hall and landing.
- Heat detectors: provided in the kitchen
- All habitable rooms have double sockets
- Sockets with USB points
- Down lighters provided to cloakroom, kitchen & utility, bathroom, and en-suite (where applicable)
- Pendant fittings to all other rooms
- BT point has been provided in the Lounge
- TV point has been supplied to the lounge and all bedrooms
- Low-energy light bulbs have been provided throughout

Where design meets *detail*.



INTERNAL FINISHES

Thoughtfully designed interior finishes blend **timeless style** with **modern detailing** throughout your home.

- Timber staircase: with chamfered balusters and hardwood timber handrail
- Architraves and skirting are all finished in white satinwood
- Internal walls finished in 'sail white' matt emulsion
- The ceilings are finished smooth white matt emulsion
- Internal doors: five vertical panelled finished white satinwood
- Brushed chrome lever handles

EXTERNAL FINISHES

An elegant exterior blends traditional **materials** with **premium finishes** for lasting kerb appeal and security.



- Natural Cotswold Stone
- Roofing tiles - natural Spanish slate
- A feature stone of smooth cast stone in a natural 'Bath Stone' colour
- Timber cladding
- Front doors & windows - a prestige hardwood timber in a heritage colour
- Aluminium bi-fold doors

Entrance doors:

- Obscure glazed panel-to-door
- Multi-point deadlocking system
- Security chain
- Letter plate
- Door number
- Bell and chime
- External light by the entrance







WHERE YOUR NEXT CHAPTER BEGINS

GET IN TOUCH TO VIEW:

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