



GREENER **Country** HOUSES & COTTAGES



48 Stonehill Way, Brixworth, Northampton, NN6 9LW

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A very well refurbished and extended and modern five bedroom detached family home situated at the end of a quiet cul de sac backing onto open countryside in the popular Northants village of Brixworth. The accommodation comprises entrance hall, cloakroom, lounge, kitchen/diner, utility room and to the first floor there are five bedrooms with ensuite to bedroom one and a family bathroom and there is also an attic room off of bedroom four. Outside there is a block paved frontage giving off road parking for four cars and leading to the garage. The property also benefits from a 32 foot, two compartment work from office to the rear. The landscaped rear garden is mainly laid to patio and lawn and enjoys a sunny aspect and a high degree of privacy.

Price **£525,000 Freehold**

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

13'4 x 7'7

Enter via a UPVC double glazed security door with window to the side, modern wall mounted radiator, engineered wood flooring, storage cupboard, boot seat with storage below, stairs to the first floor, bespoke under stairs storage cupboard and doors leading to:-

LOUNGE

8'8 x 12'0

UPVC double glazed box bay window to the front, modern old school style radiators and large wall mounted TV cabinet with storage cupboard and wall lights.

KITCHEN/DINER

20'2 x 15'1

Refitted two tone suite with a range of base and eye level units, corian worktops and splashbacks, single sink and drainer with modern chrome mixer tap, built in Range Master cooker and extractor, built in dishwasher, space for fridge/freezer, corner pantry, tiled flooring, spotlights and UPVC double glazed French door and windows to the rear garden. There is a central divide leading onto:-



DINING AREA

Radiator and cover, space for table, spotlights and UPVC double glazed windows to the rear. A door leads through to:-



UTILITY ROOM

15'1 x 8'6

A re-fitted range of base and eye level, Quartz worktops and splashbacks, stainless steel sink with modern mixer tap and drainer, plumbing for washing machine, space for dryer, space for second American fridge, gas wall mounted boiler housing cupboard, UPVC double glazed door to the rear garden and door to:-



REAR LOBBY

Access door to the garage and door to:-

CLOAKROOM

8'6 x 4'8

Re-fitted suite comprising WC, wash hand basin in vanity unit with storage below, designer mixer tap, wall lights mirror and old school style radiator.

FIRST FLOOR



LANDING

Airing cupboard housing the hot water tank and doors to:-

BEDROOM ONE

20'2 x 9'8 maximum

Two UPVC double glazed windows to the rear with views over open countryside, two modern old school style radiators, dressing area and door to:-



ENSUITE

7'6 x 5'2

A re-fitted high quality suite comprising WC, wash hand basin in vanity unit with storage below, double walk in shower with glass sliding screen and a rain head and a hand held shower attachment, tiled splashbacks, wood panelling, tiled flooring, modern towel radiator and UPVC double glazed window with obscure glass to the side.



BEDROOM TWO

11'9 x 11'9

UPVC double glazed window to the front, built in triple wardrobe and French dresser and radiator.



BEDROOM THREE

13'5 x 8'7

UPVC double glazed window to the front, modern wall mounted radiator and built in wardrobe.



BEDROOM FOUR

12'0 x 8'8

UPVC double glazed window to the rear, modern wall mounted radiator and a staircase ladder leading to the attic room above.

ATTIC ROOM

9'2 x 8'8

Power and lighting and a Velux window to the rear.

BEDROOM FIVE

8'9 x 8'2

UPVC double glazed window to the front and radiator.

OUTSIDE

FRONT GARDEN

A block paved frontage and driveway giving off road parking for four cars and is enclosed by brick walling and fencing and mature bushes with secure gated access to the side from front to rear and leading to the garage.

GARAGE

Metal up and over door with power and lighting.

REAR GARDEN

The landscaped rear garden has a large patio area and pathway to the side. The remainder of the garden is mainly laid to lawn with a decked seating and barbeque area at the bottom of the garden. There is mature bushes and trees, outside lighting, shed to the side and a large home office. The rear enclosed by wood panel fencing and the rear garden backs directly onto open rolling countryside and faces in a southerly direction enjoying a sunny aspect and a high degree of privacy.



HOME OFFICE

32'7 x 9'9

Wooden construction, fully insulated, two compartment home office with electric wall mounted radiator, ample power points and lighting, two sets of UPVC double glazed French doors to the rear garden and outside lighting.

SERVICES

Main drainage, gas, water and electricity are connected.

COUNCIL TAX

West Northamptonshire Council - Band D

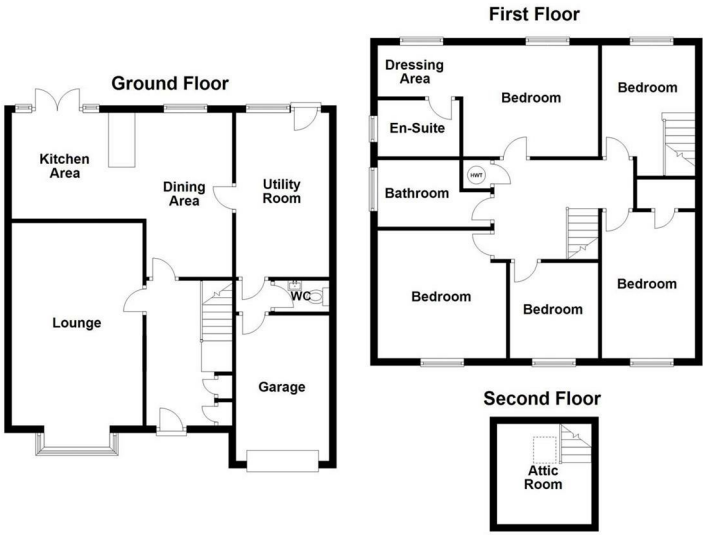
LOCAL AMENITIES

Within the village of Brixworth there is the historic Saxon Church, two public houses, a restaurant, coffee shop, takeaways, the Brixworth Primary School with secondary education at near by Moulton and Guilsborough County Schools. Pitsford Reservoir and the Brixworth Country Park stand close by and Brixworth Medical Centre. The Vineyard development is adjacent to the Brixworth Cricket and Tennis Clubs.

HOW TO GET THERE

From Northampton proceed in a northerly direction along the A508 Market Harborough Road leaving the town and passing the villages of Boughton and Pitsford. Continue onto the roundabout on the south side of Brixworth adjacent to Pitsford Reservoir and take the first exit on the left onto the Northampton Road and heading towards Brixworth. Proceed over the next roundabout and take the next turning on the left into Froxhill Crescent and then take the first left again into Stonehill Way. Follow the road around as it bears down to the left and then right and head down the hill to the bottom of the cul de sac where the property can be found right at the bottom on the right hand side backing directly onto open fields.

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Not to scale. For illustrative purposes only