



ESTATE AGENTS



GREENER **Country** HOUSES & COTTAGES



21a Broad Street, Brixworth, Northampton, Northamptonshire, NN6 9EB

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A very well maintained and modern five-bedroomed dormer style family home pleasantly located at the end of a long private drive situated on a good size plot in the popular Northants village of Brixworth. Accommodation comprises of entrance hall, inner hall way, 30ft lounge, kitchen diner, utility/shower room, 2 bedrooms and a bathroom. To the first floor are three bedrooms and a shower room. Outside there is a front garden and a driveway giving off road parking for several vehicles and leading to the triple garage, a large rear garden laid mainly to lawn with outside office studio and enjoys a sunny aspect and a high degree of privacy.

Price £575,000 Freehold

ACCOMMODATION

ENTRANCE PORCH

Enter by a UPVC double glazed door with obscure glass window to the side, tiled flooring door to

ENTRANCE HALL

9'4 x 6'5

Wide plank oak flooring, radiator doors to

INNER HALLWAY

13'1 x 6'6

Wide plank oak flooring under stair storage stairs to the first floor doors to

LOUNGE

30'0 x 11'9

UPVC half bay window to the front wide plank oak flooring wall lights gas coal effect fire with tiled hearth and wood mantle, radiator, a further modern wall mounted tall radiator UPVC double glazed French doors to the rear garden.



KITCHEN/DINER

19'7 x 13'9

Kitchen area comprises a refitted range of base and eyelevel units granite worktop tiled splash backs single sink and drainer with modern chrome mixer tap and appliances which include a double oven, hob, extractor, dishwasher space for an American fridge freezer, spot lights tiled flooring and UPVC double glazed window to the rear. Dining area modern tall wall mounted radiator tiled flooring, pantry, UPVC double glazed French doors to the garden and dog flap



UTILITY/SHOWER ROOM

8'4 x 5'3

Plumbing for washing machine space for dryer, work top, corner shower cubicle with glass door, tiled splash backs, UPVC double glazed window with obscured glass to the front

BEDROOM FOUR

11'4 x 11'9

UPVC double glazed window to the front built in mirrored wardrobe radiator



BEDROOM THREE

13'8 x 11'3

Built in mirrored quadruple wardrobe, radiator UPVC double glazed window to the rear



BATHROOM

8'4 x 6'3

Comprising WC, hand basin and vanity unit with storage below, bath, fully tiled with shave point modern chrome radiator UPVC double glazed window with obscure glass to front



FIRST FLOOR LANDING

16'6 x 6'6

Two built-in under eaves storage cupboard deluxe roof window radiator and doors leading to



BEDROOM ONE

11'8 x 11'4

UPVC double glazed window to the side, radiator



BEDROOM TWO

12'0 x 11'8

UPVC double glazed window to the side radiator and two under eaves storage cupboards



BEDROOM FIVE

13'5 x 8'5

Radiator UPVC double glazed window to the front



SHOWER ROOM

8'4 x 5'2

Refitted suite comprises WC Wash hand basin, walk in shower with a glass screen rain head shower, towel radiator and fully tiled UPVC double glazed window with obscure glass to the front



OUTSIDE FRONT GARDEN

The property is approached by a private drive that is shared with one other property. At the front of the property there is a tarmac driveway giving off road parking for several vehicles and leading to a triple garage. There is a lawned area with mature flowers, shrubs and bushes. A patio area to the front with secure gate access to either sides of the property from front to rear.

DOUBLE GARAGE

21'3 x 18'9

Remote control roller door larger than a normal double garage, two windows to the side and access door to the side and a storage shed behind.



SINGLE GARAGE

Single garage to the side of the double garage with remote control roller door, power and lighting

REAR GARDEN

Large stone patio area, under cover hot tub area. The remainder of the garden is laid to lawn, mature trees and Conifers, closed panelled fencing, summer house rear garden. Enjoys a sunny aspect and a high degree of privacy.



OFFICE/STUDIO

15'7 x 13'1

A quality office studio built of wooden construction currently used as an office has power and lighting WIFI connection UPVC window and bi-folding doors leading onto the garden.



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. Rail links are from Northampton Castle Station to London Euston and Long Buckby to Birmingham New Street.

HOW TO GET THERE

From Northampton town centre proceed north along the A508 towards Kingsthorpe passing the villages of Boughton and Pitsford. Upon approaching Brixworth at the bypass on the roundabout turn left onto Northampton Road head into the village. On entering the village go over the first roundabout and turn right at the second roundabout into Broad Street and approximately half way down on the left hand side there is a tree lined driveway which leads to the property set behind an open five bar gate. Upon reaching the roundabout continue straight along the A508 turning left at the first exit on the next roundabout. Proceed into Brixworth village turning right at the T-junction and heading down the hill taking the left before The George Inn pub. Proceed down Newlands and right onto church street where the property can be found at the end on the left-hand side.

SERVICES

Main drainage, gas, water and electricity are connected. Central heating is through radiators from and gas combination boiler also providing domestic hot water. The property has the benefit of replacement double glazing.

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