

**2 The Croft
Brixworth
NORTHAMPTON
NN6 9PE**

£525,000



- **BEAUTIFULLY PRESENTED**
- **STUNNING KITCHEN**
- **NON ESTATE PROPERTY**
- **TWO BATHROOMS**

- **DELIGHTFUL SOUTH FACING PLOT**
- **OPEN PLAN LIVING**
- **FOUR BEDROOMS**
- **ENERGY EFFICIENCY RATING: D**

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PERSONAL • PROFESSIONAL • PROACTIVE

Presenting an impeccably designed and extended four bedroom detached family residence, situated on an enchanting plot within a small development of four executive homes nestled at the heart of the highly sought after village of Brixworth.

This exquisite home welcomes you with an open plan ground floor living area, encompassing the entrance hall that seamlessly leads to a splendid dining area, granting access to both the captivating kitchen and the charming snug. The ground floor further boasts a convenient cloakroom/wc, a practical utility room, a cosy lounge featuring a fabulous inglenook fireplace, and a sunlit conservatory offering views of the private south facing rear garden. Ascending to the first floor, you will find four well appointed bedrooms, with the master bedroom benefiting from an ensuite shower room, while a tastefully appointed family bathroom serves the remaining rooms. Externally, the property is embraced by meticulously landscaped gardens that envelop the entire residence, complemented by a generous driveway providing ample off-road parking for multiple vehicles. The double garage has been thoughtfully converted to offer additional living space, complete with a fitted kitchen and a boarded loft space.

The property also enjoys gas fired central heating, and all windows have been replaced within the past five years.

This truly exceptional property is a must see to fully appreciate its charm and sophistication.

Ground Floor

Entrance Area

Approached via entrance door, the entrance area seamlessly leads to a splendid dining area, granting access to both the captivating kitchen and the charming snug. Luxury vinyl flooring which flows through the ground floor to include the cloakroom, kitchen and dining areas, the snug and also the utility room. The stairs lead to the first floor landing and have a useful storage cupboard below. Doors lead to the cloakroom/WC and the inviting lounge.

Cloakroom/WC

Window facing the front aspect, complementing the modern upgraded cloakroom. This refitted suite includes a low level WC and a washbasin neatly nestled within a vanity unit. Additionally, an extractor fan and radiator enhance the comfort and functionality of the space. The flooring boasts a luxurious vinyl finish.

Dining Area

16'4" x 11'5" (approx) (4.98m x 3.48m (approx))

The magnificent dining area, featuring a rear facing window, is a truly splendid space. Double doors effortlessly extend to the delightful and private side garden, creating a seamless connection with the outdoors. Two designer column radiators not only provide warmth but also add a touch of contemporary style to the room. This area graciously grants access to both the captivating kitchen and the charming snug, making it the heart of the home.

Snug

7'8" x 6'5" (2.35m x 1.98m)

The charming snug boasts a window to the front aspect, two roof windows further enhance the brightness of the space. A radiator ensures comfort, and a TV point provides entertainment options. This is the ideal spot to unwind and relax, offering a cozy retreat within the home.

Lounge

15'7" x 14'1" max (4.76m x 4.3m max)

The welcoming lounge has a front facing window that provides natural light. Flanking this central feature, two more windows adorn either side of the exposed brick inglenook fireplace, complete with a wooden mantle and a stone hearth. The fireplace is fitted with a living flame inset gas fire, adding both warmth and charm to the space. Two radiators provide additional heating, whilst a TV point is conveniently located for entertainment needs. The room is elegantly finished with a coved ceiling, and it seamlessly connects to the conservatory through patio doors.

Conservatory

12'9" x 8'7" max (3.9m x 2.64m max)

Constructed with a combination of brick and wood the conservatory offers delightful views of the meticulously landscaped south facing garden. Inside, you'll find a radiator and a tasteful tiled floor. Double doors graciously open onto a patio area, seamlessly merging the indoor and outdoor spaces.

Kitchen Area

15'7" x 10'4" (4.75m x 3.16m)

The kitchen has undergone a remarkable refit, resulting in a truly stunning space. Two windows, one to the rear and one to the side, provide lots of natural light. The kitchen comprises a one and a half bowl stainless steel sink unit, complete with a mixer tap, set into a comprehensive range of base units that offers both drawers and cupboards underneath, providing ample storage options. The generous expanse of work surfaces is adorned with mirrored upstands and splashbacks. The kitchen also features matching wall mounted units and a larder unit, and a range of integrated appliances, including a double oven, a five ring gas hob with a canopy extractor hood overhead, as well as a fridge/freezer and dishwasher. A breakfast bar adds a functional and social element to the space, perfect for casual dining. The kitchen also grants access to the utility room.

Utility

8'9" x 5'9" (2.68m x 1.76m)

A door provides access to the garden, the utility has also been tastefully refitted to match with the kitchen's design. The sink unit is integrated into a base unit, complete with a mixer tap, and features work surfaces over with mosaic splash back tiling. The matching wall mounted units and an upright unit, offer plenty of storage options. Space for both a washing machine and a dishwasher. Radiator.

First Floor

Landing

Window to the front aspect providing natural light, radiator, airing cupboard, loft access to the roof space, doors leading to the other rooms.

Bedroom One

15'5" max reducing to 11'1" x 11'6" (4.72m max reducing to 3.40m x 3.53m)

A window that overlooks the front aspect. A range of fitted wardrobes, featuring mirror fronted doors that add both functionality and style to the space. Additionally, there is a radiator and a door that leads to the ensuite.

Ensuite

The roof window, which adds a touch of natural light to the space. It features a modern white suite that includes a low level WC and a pedestal wash basin. The walls are adorned with stylish half tiled design, while the shower cubicle is fully tiled. To ensure comfort and warmth, there is a chrome heated towel rail and luxury vinyl flooring.

Bedroom Two

14'0" x 9'7" max reducing to 7'8" (4.29m x 2.93m max reducing to 2.34m)

A window overlooking the rear, radiator and fitted wardrobes providing storage.

Bedroom Three

14'8" excluding recess x 9'0" max (4.49m excluding recess x 2.75m max)

A window overlooking the rear, radiator and recessed area with fitted shelving.

Bedroom Four

7'6" x 6'9" (2.29m x 2.08)

A window overlooking the front, radiator.

Bathroom

An obscure window that provides privacy. A modern white suite that has been recently refitted, including a wash basin set into a contemporary style vanity unit and a low level WC. The walls are half tiled. The bath area is fitted with a side panel bath that is fully tiled, and there is also a separate fully tiled shower cubicle for added convenience. A radiator and tiled floor.

Externally

Front

The front garden presents an open plan lawn area and a spacious driveway that generously accommodates multiple vehicles, ensuring convenient off road parking.

Annex/Office

15'10" x 15'0" (4.85m x 4.59m)

The garage has been transformed to offer additional living space and has received building control approval for its conversion. The window and door are situated at the rear aspect of this space, while the original up-and-over door at the front remains intact. Within the converted area, there is a kitchen section that includes a sink unit set into a base unit with both cupboards and a drawer underneath. The kitchen also features work surfaces with tiled splashbacks, plumbing for a washing machine, and ample space for a tumble dryer. Furthermore, there is room for a freestanding cooker, and the flooring is finished with laminate for easy maintenance. For additional storage or versatility, there is loft access with a pull-down ladder leading to a boarded roof space. The space is equipped with power, light, and water connections.

It offers a wide range of potential uses and the flexibility to adapt it to suit personal needs or preferences.

South Facing Garden

The meticulously landscaped south facing garden offers a remarkable level of privacy, creating a serene oasis.. The decked area has a pergola and provides a lovely spot for entertaining with the adjacent dedicated barbecue area. The well maintained lawned area adds a touch of greenery and space for various outdoor activities whilst the extensive patio area offers ample room for additional seating. The garden boasts well stocked flower beds thoughtfully planted with a diverse array of flowers and shrubs, creating a vibrant and visually appealing landscape.. The summer house provides a cosy retreat . There is gated side access and access to a separate side garden. Overall, this meticulously landscaped south facing garden is a private and beautiful haven.

Side Garden

This low maintenance part of the garden offers the advantage of complete privacy. It features an extensive patio area and the addition of artificial lawn minimises upkeep. Various shrubs and greenery. Gated access to the front of the property. Furthermore, this area offers access to the dining area, facilitating easy outdoor dining and entertainment.

Given that the garage has been converted, there is potential to consider constructing another garage in this area, provided that the necessary statutory consents are obtained. This presents an opportunity for additional storage or parking space to meet specific needs or preferences.

Agents Notes

West Northamptonshire Council
Council Tax Band: F

Local Area

Within the village of Brixworth there is an historic Saxon church, two public houses, coffee shops, takeaways, post office and numerous shops including a Co-op, chemist, family butcher, ironmonger and newsagent/off licence. There is also a full range of sporting facilities, recreation grounds, a dentist and a doctor's surgery. Within a quarter of a mile is Brixworth Country Park which sides onto Pitsford Water. Here you will find nature walks, water sports and sailing. Additionally, there are two community centres, a village hall and a public library. Within the village there are pre-schools and Brixworth Primary School with secondary education at nearby Moulton and Guilsborough Schools. Independent schooling can be found within a short drive at Pitsford, Spratton and Overstone. There is a thriving village community with many clubs and societies. Brixworth is located off the A508 between Northampton and Market Harborough. It is convenient for the M1, M6 and A14. Trains run from Northampton to London Euston and Birmingham and from Market Harborough or Kettering to London St Pancras.

Agents Notes

Local Authority: West Northamptonshire, Daventry Area
Council Tax Band: F









Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			74
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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