

**24 Stannard Way  
Brixworth  
NORTHAMPTON  
NN6 9BT**

**£320,000**



- **WONDERFUL GARDEN**
- **TWO/THREE RECEPTION ROOMS**
- **SOUGHT AFTER VILLAGE**
- **REFITTED BATHROOM**

- **THREE/FOUR BEDROOMS**
- **CUL DE SAC LOCATION**
- **GARAGE**
- **ENERGY EFFICIENCY RATING: D**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

Occupying a large westerly facing corner plot is this deceptively spacious three/four bedroom family home situated in a cul de sac location within the sought after village of Brixworth.

On the ground floor the accommodation comprises, entrance hall, study, lounge/diner enjoying views over the rear garden, dining room/bedroom four, kitchen leading to a conservatory with access to store and WC. On the first floor are three bedrooms and family bathroom. Externally there is ample off road parking and a detached single garage, garden to the front and a fully enclosed westerly facing rear garden that affords a considerable degree of privacy.

The property also benefits from gas radiator central heating and double glazing throughout.

## **Ground Floor**

### **Entrance Hall**

Approached via entrance door, stairs rising to first floor, under stairs storage cupboard, radiator, doors to;

### **Study**

6'7" x 6'2" (2.01m x 1.9m)

Window to the front aspect, radiator.

### **Lounge/Diner**

20'8" x 12'3" max (6.32m x 3.75m max)

Window to the rear aspect enjoying views over the private large rear garden, double doors opening onto the patio area, fireplace, TV point, radiator. coving.

### **Family Room/Bedroom Four**

14'5" x 7'8" (4.4m x 2.34m)

Window to the front aspect, radiator, coving.

### **Kitchen**

10'0" x 8'10" (3.06m x 2.7m)

Window to the side aspect. stainless steel sink unit set into a range of base units with work surfaces over, tiled splashbacks, matching wall mounted units, built in oven and hob, integrated dishwasher, door to;

### **Conservatory**

Doors to the front and rear aspects, plumbing for washing machine, doors to;

### **Store**

Window to the front aspect.

### **WC**

Window to the rear aspect, low level wc, mounted wash hand basin, tiled walls.

## **First Floor**

### **Landing**

Access to loft space, large cupboard housing gas fired boiler, doors to;

### **Bedroom One**

12'4" x 11'0" (3.77m x 3.36m )

Window to the front aspect, radiator.

**Bedroom Two**

11'8" x 9'6" (3.56m x 2.9m)

Window to the rear aspect, radiator.

**Bedroom Three**

11'6" x 6'3" (3.51m x 1.93m)

Window to the side aspect, radiator, eaves storage cupboard.

**Bathroom**

8'0" x 5'6" (2.45m x 1.7m)

Window to the side aspect, modern white suite comprising, low level wc and wash hand basin set into vanity unit, P shaped bath with shower over and glass shower screen, tiling to walls, radiator.

**Externally****Front**

Well stocked flower bed, driveway providing off road parking leading to;

**Garage**

Up and over door.

**Rear Garden**

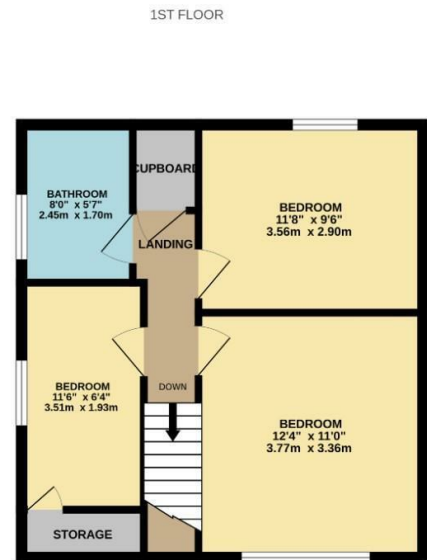
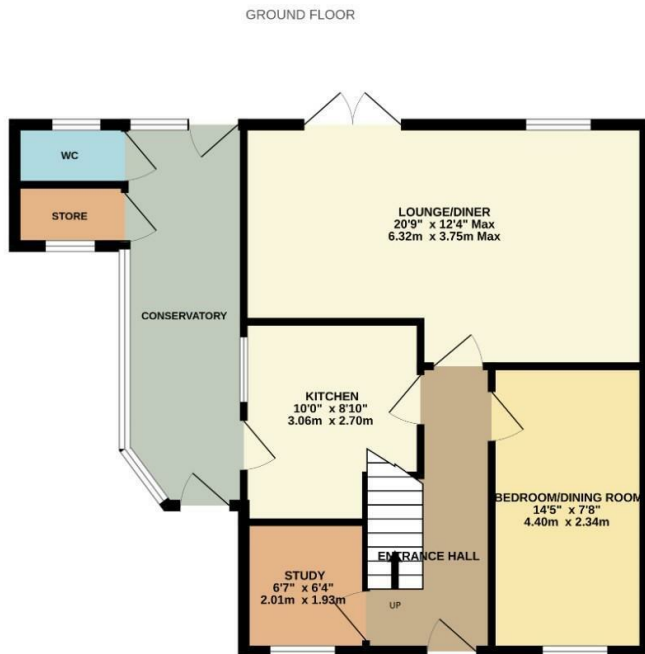
Large fully enclosed westerly facing rear garden that affords a considerable amount of privacy, patio area, mainly laid to lawn, well stocked with a variety of flowers and shrubs, various trees.






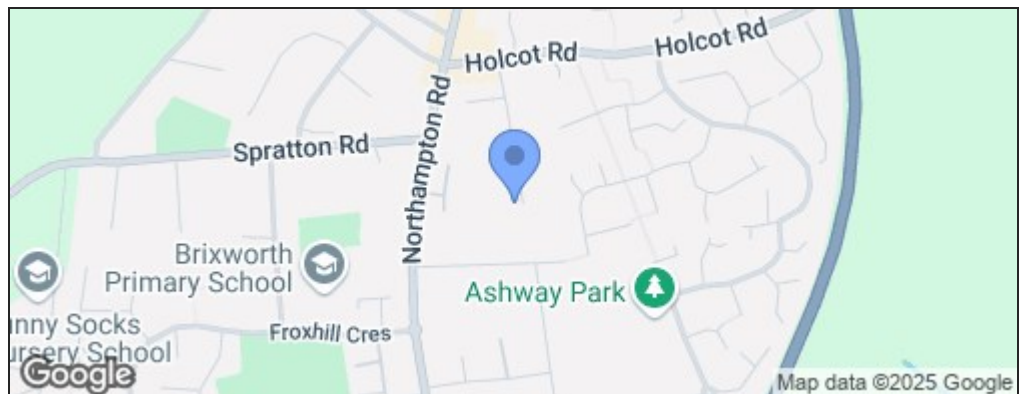






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.