

**95 Froxhill Crescent  
Brixworth  
NORTHAMPTON  
NN6 9LN**

**£300,000**



- NO ONWARD CHAIN
- 26'2" LOUNGE/DINER WITH DUAL ASPECT
- SPACIOUS KITCHEN/BREAKFAST ROOM
- DRIVEWAY PARKING & FURTHER POTENTIAL (STPP)
- SOUGHT AFTER FROXHILL CRESCENT, BRIXWORTH
- SEPARATE STUDY/PLAYROOM
- PRIVATE, ENCLOSED REAR GARDEN WITH PATIO
- ENERGY EFFICIENCY RATING: E

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Offered with no onward chain, this extended three bedroom detached family home is situated on the popular Froxhill Crescent development in the sought after village of Brixworth. The spacious ground floor accommodation comprises an entrance porch, welcoming hallway, versatile study/playroom, a generous 26'2" lounge/diner, well proportioned kitchen/breakfast room, and a downstairs cloakroom. Upstairs offers three bedrooms and a family bathroom. Outside, the property benefits from an open plan front garden, driveway providing off road parking, and a fully enclosed rear garden offering a high degree of privacy. The home also offers further development potential, subject to the necessary consents.

## **Ground floor**

### **Entrance Porch**

A useful covered entrance area, accessed via the front door, providing shelter and space for coats and shoes before stepping into the main hallway.

### **Entrance Hall**

A welcoming hallway with stairs rising to the first floor and access to the ground floor accommodation.

### **Study/Family Room**

13'0" min x 8'2" (3.97m min x 2.49)

A highly versatile room ideal as a home office, playroom, or snug. Featuring a front facing window and a radiator, with a connecting door to the lobby area.

### **Lounge/Diner**

26'2" x 12'8" max (7.98m x 3.88m max)

This impressive dual aspect reception room spans the full depth of the property, with windows to both the front and rear. A central fireplace with inset gas fire adds a focal point, complemented by coving, wall light points, a radiator, and TV point. A door leads conveniently into the kitchen/breakfast room.

### **Kitchen/Breakfast Room**

14'8" max x 10'7" max (4.48m max x 3.24m max)

A well proportioned kitchen fitted with a range of base and wall mounted units, one and a half bowl sink, work surfaces with tiled splash backs, built-in oven and hob with extractor over, and space for an under counter fridge. With two windows overlooking the rear garden, understairs storage, and doors to both the garden and internal lobby.

### **Lobby**

Connecting doors to the kitchen/breakfast room and study/family room and door leading to;

### **Cloakroom/WC**

Provides internal access between the kitchen and the study/family room, with an additional door leading to the cloakroom.

## **First Floor**

### **Landing**

With a side window providing natural light and access to all bedrooms and the family bathroom.

**Bedroom One**

13'1" x 9'3" (4.01m x 2.84m)

A generous double bedroom featuring a window to the front aspect, fitted wardrobes, and radiator.

**Bedroom Two**

11'0" x 9'3" (3.36m x 2.84m)

Another spacious double room, this time with a window to the rear aspect, fitted wardrobes, and radiator.

**Bedroom Three**

9'10" x 6'6" (3.02m x 2.00m)

A well proportioned single bedroom with a front facing window and radiator.

**Bathroom**

Fitted with a three piece suite comprising a low level WC, pedestal wash hand basin, and side paneled bath with electric shower over. Fully tiled walls and a window to the rear aspect complete the room.

**Externally****Front Garden**

An open plan lawned garden offering a welcoming approach to the home, with a driveway providing off road parking.

**Rear Garden**

A fully enclosed and private rear garden, featuring a patio seating area, lawn, established planting, and mature shrubs. The garden also includes an outside tap and gated side access.

**Agents Notes**

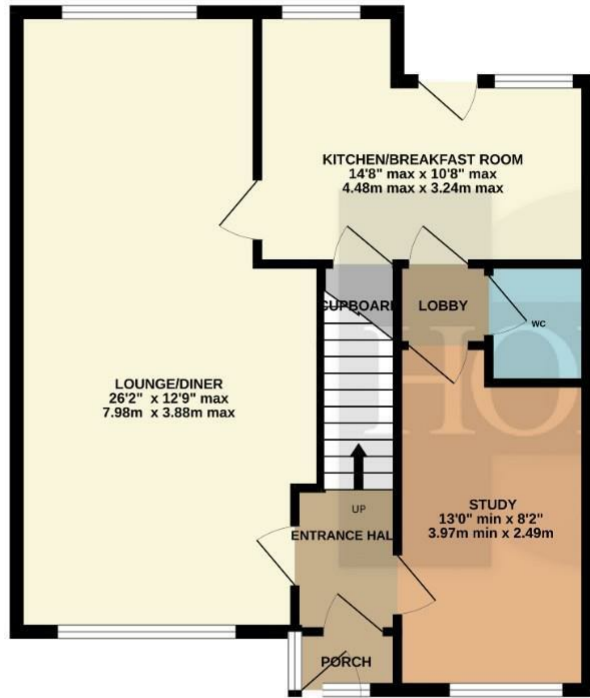
West Northamptonshire Council

Council Tax Band: C

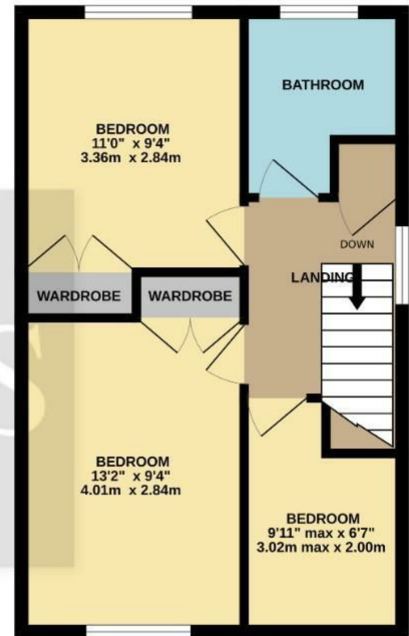




GROUND FLOOR  
638 sq.ft. (59.3 sq.m.) approx.




1ST FLOOR  
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 1058 sq.ft. (98.3 sq.m.) approx.

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>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>49</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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