

**4 Pytchley Close
Brixworth
NORTHAMPTON
NN6 9EW**

£750,000



- EXECUTIVE DETACHED STONE-BUILT HOME
- SPACIOUS OPEN PLAN KITCHEN/DINING/FAMILY ROOM
- DETACHED DOUBLE GARAGE
- GENEROUS PLOT

- THREE SEPARATE RECEPTION ROOMS
- MAIN BEDROOM SUITE WITH DRESSING ROOM AND EN-SUITE
- HOME OFFICE
- ENERGY EFFICIENCY RATING: C

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****An Exceptional Stone Built Executive Home in the Heart of Brixworth****

A truly stunning detached residence, constructed in 1999, set on a generous plot within an exclusive development at the very heart of Brixworth village. This impressive stone built home offers spacious and versatile living accommodation, ideal for modern family life.

The beautifully presented interior comprises a large entrance hall, cloakroom/WC, a study, formal dining room/snug, and a lounge with an attractive inglenook fireplace. The heart of the home is the fabulous open plan kitchen/dining/family room, complemented by a separate utility room.

Upstairs, there are four generously sized bedrooms. The main bedroom boasts a luxurious en-suite bathroom and a walk in dressing room. The second bedroom benefits from its own wet room and ample built in storage. A well appointed family bathroom serves the remaining bedrooms.

Originally designed as a five bedroom home, the layout was reconfigured by the previous owners. Bedroom five was converted into an expansive en-suite for the main bedroom, while the original en-suite was transformed into the walk-in wardrobe.

Externally, the property enjoys beautifully landscaped gardens, ample off road parking, a detached double garage, and a fully equipped home office.

This is a rare opportunity to acquire a premium home in one of Brixworth's most sought after locations.

Ground Floor

Porch

Door to;

Entrance Hall

A spacious and welcoming hallway with a staircase rising to the first floor and storage space beneath. Finished with solid wooden flooring that continues through the WC, study, dining room/snug, and lounge. Additional features include a radiator, coving, and solid wooden doors to all principal ground floor rooms.

WC

Stylishly fitted with a modern low level WC and wash hand basin set within a vanity unit. Includes a chrome heated towel rail, coving, and wooden flooring.

Study

10'8" x 6'11" (3.26m x 2.11m)

An ideal home office or homework space with a window to the front aspect providing excellent natural light. Fitted with a built-in desk and storage solutions, coving to the ceiling, and a radiator.

Dining Room/Snug

14'1" x 9'3" (4.3m x 2.84)

A versatile reception room with a front aspect window, making it suitable as a formal dining area or an additional snug/lounge. Includes a radiator and wooden flooring.

Lounge

21'1" x 12'3" (6.44m x 3.74m)

A bright and generously sized main reception room featuring a large window to the front and double doors opening out to the rear garden. The standout feature is the attractive inglenook fireplace with a multi-fuel burner, two radiators, a TV point, coving, and wooden flooring.

Kitchen/Dining/Family Room

24'5" x 10'7" min 12'5" max (7.45m x 3.25m min 3.8m max)

Kitchen Area

12'0" x 10'7" (3.66m x 3.25m)

Beautifully designed with a range of base and wall mounted units finished with granite work surfaces, upstands, and tiled splash backs. Features include a one and a half bowl sink unit, Rangemaster cooker (available by separate negotiation), stainless steel canopy extractor hood, integrated dishwasher, and housed fridge/freezer (also available separately). Includes coving, tiled flooring, and a wooden breakfast bar ideal for casual dining.

Dining/Family Area

12'6" x 12'5" (3.83m x 3.8m)

A sociable space perfect for modern family living, with double doors leading to the rear garden and a bespoke built-in L-shaped dining bench featuring integrated storage and power sockets with USB points.

Utility Room

10'0" x 5'1" (3.05m x 1.55m)

Practical and well equipped with a sink unit set into granite work surfaces with tiled splash backs and upstands, base and upright storage units, and wall mounted cupboards. There is plumbing for a washing machine, space for a tumble dryer, a radiator, and tiled flooring. A glazed door provides external access to the side.

First Floor

Galleried Landing

Spacious landing with radiator, loft access, and airing cupboard. Doors leading to all bedrooms and the family bathroom.

Bedroom One

14'0" x 12'5" (4.27m x 3.81m)

A generously proportioned principal suite with a window to the rear aspect and radiator. Leads into a large walk-in wardrobe offering ample built-in hanging and shelving space.

En Suite

12'8" x 8'10" (3.88m x 2.71m)

This spacious en suite, formerly the fifth bedroom, has been converted into a well appointed bathroom featuring twin basins in a vanity unit, a freestanding bath with handheld shower, a separate shower cubicle with curved glass screen, low level WC, and a heated towel rail. Additional features include underfloor heating, tiled flooring, extractor fan, shaver sockets, spotlights, and a rear aspect window. The original en suite has been reconfigured as the walk in wardrobe.

Bedroom Two

15'3" x 11'2" (4.65m x 3.42m)

A generous double bedroom with a UPVC double glazed window to the front aspect, a built-in wardrobe with sliding mirror doors, radiator, and its own private en suite wet room.

Wet Room

Recently installed and fully tiled, this contemporary wet room includes a mains fed shower, wash hand basin, low level WC, heated towel rail, extractor fan.

Bedroom Three

13'5" x 9'10" (4.11m x 3.02m)

A comfortable double room with a UPVC double glazed front facing window, built-in wardrobe, and radiator.

Bedroom Four

11'8" x 9'3" (3.57m x 2.82m)

Situated at the rear of the house, this fourth bedroom enjoys garden views to the rear, radiator.

Family Bathroom

10'4" x 6'4" (3.16m x 1.94m)

Well appointed with a P-shaped bath and glass shower screen, mixer tap and shower attachment, pedestal wash hand basin, and low level WC. Finished with tiled walls and flooring, underfloor heating, heated towel rail, shaver socket, extractor fan, and a side aspect window.

Outside

The Front Garden

Attractive and welcoming with lawned areas, mature shrubs and trees, and a block paved pathway leading to the front door. Includes gated access to the rear garden.

Double Garage

Spacious and practical with up and over doors, power and lighting, electric vehicle charging points, and a rear access door to the garden. The driveway provides ample off-road parking.

The Rear Garden

The rear garden is beautifully landscaped and offers excellent privacy, enclosed by mature shrubs and trees. A curved patio area creates a perfect space for outdoor dining or entertaining, with steps leading down to a well maintained lawn. Additional features include outside lighting, an outdoor tap, and a useful storage shed.

Office Pod

A modern, fully insulated office pod. Finished in timber cladding and featuring bi-folding doors, it is equipped with power, lighting, CAT 5 cabling, and electric heating, providing a comfortable and connected workspace separate from the main house.

Agents Notes

West Northamptonshire Council

Council Tax Band: G

Local Area

Brixworth is renowned for its rich history, notably the 7th-century All Saints' Church, and offers a plethora of amenities, including a butcher's, café, restaurant, takeaways, public houses, doctors, chemist, hairdressers, hardware shop, fruit & vegetable shop, jewellers, library, dentist,

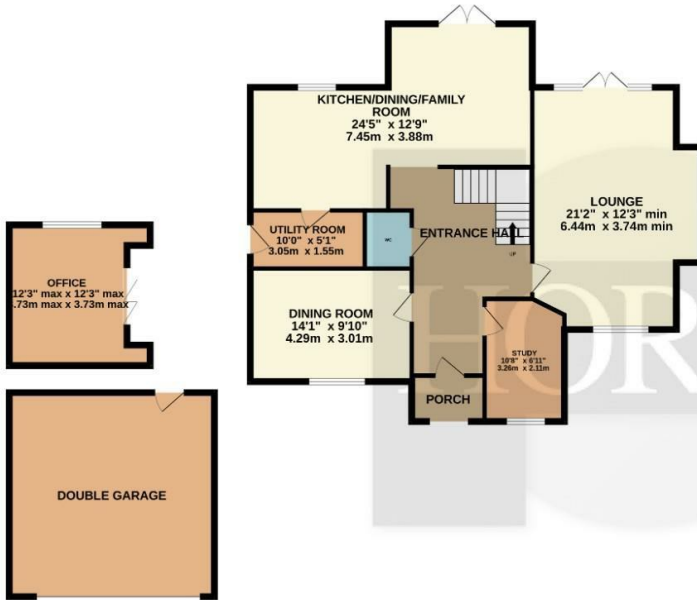
post office, podiatrist, Co-op, nurseries, and a primary school. Outdoor enthusiasts will appreciate the proximity to Brixworth Country Park and Pitsford Water, both less than a mile's walk away. The village's strategic location places it 7 miles north of Northampton and 11 miles south of Market Harborough, with regular bus services and major road networks, including the A14 and A43, ensuring excellent connectivity.



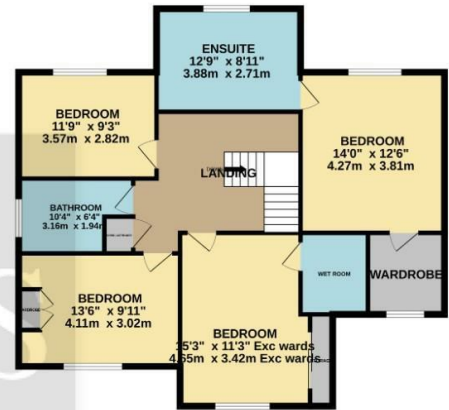




GROUND FLOOR
1500 sq.ft. (139.3 sq.m.) approx.



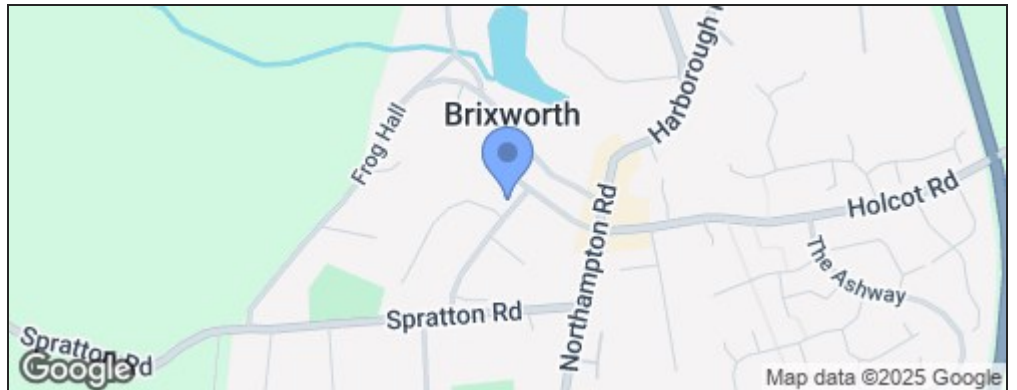
1ST FLOOR
1026 sq.ft. (95.3 sq.m.) approx.



TOTAL FLOOR AREA : 2526 sq.ft. (234.7 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
	73	80



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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.