

**1 Knightons Way
Brixworth
NORTHAMPTON
NN6 9UE**

£565,000



- **STYLISH DAVID WILSON HOME ON A GENEROUS PLOT**
- **BAY-FRONTED LOUNGE WITH OPEN FIRE**
- **LUXURY MAIN EN SUITE WITH 4-PIECE BATHROOM**
- **DOUBLE GARAGE, PARKING FOR 6**
- **HUGE OPEN-PLAN KITCHEN/FAMILY/DINING**
- **FOUR DOUBLE BEDROOMS, TWO EN SUITES**
- **MODERN FAMILY SHOWER ROOM**
- **ENERGY EFFICIENCY RATING: C**

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This beautifully presented David Wilson built home is set on a generous plot in the highly desirable village of Brixworth, offering parking for up to six vehicles and a double garage, along with a private landscaped rear garden. Lovingly improved by the current owners, the property features a stunning single storey extension that has created a light filled open plan kitchen, breakfast, family and dining space which is truly the heart of the home, with double doors opening onto a patio area, perfect for enjoying the garden. Additional enhancements include refitted bathrooms and en suites, replacement windows and tasteful décor throughout. The ground floor comprises a welcoming entrance hall, cloakroom with WC, two separate reception rooms including a lounge with a bay window and open fireplace, and a versatile snug or dining room with access to both the lounge and the open plan family space. A utility room completes the ground floor accommodation. On the first floor, there are four well proportioned bedrooms, all of which benefit from fitted wardrobes. The main bedroom features a luxurious four piece en suite, the guest bedroom also has its own en suite, and the beautifully refitted family shower room includes a double walk in shower. This exceptional home combines spacious, flexible living with high quality finishes in a prime village location.

Ground Floor

Canopy Porch

Door leading to;

Entrance Hall

A welcoming and spacious hallway that sets the tone for this beautifully maintained home, featuring a staircase to the first floor, front facing window, radiator, and access to the lounge, snug/dining room, kitchen/family area, and cloakroom.

Cloakroom

Stylishly refitted with a low-level WC and wash hand basin, complemented by tiled splash backs, an extractor fan, and radiator.

Lounge

17'2" exc bay x 11'10" (5.24m exc bay x 3.61m)

A bright and inviting reception room boasting a bay window to the front aspect, an open fireplace, TV point, two radiators, and double doors connecting to the adjoining snug/dining room.

Dining Room/Snug

11'10" x 10'2" (3.61m x 3.10m)

A versatile second reception room that functions well as either a formal dining room or cozy snug, with double doors leading to both the lounge and the extended kitchen/family space. Radiator.

Kitchen/Breakfast area

22'5" x 8'8" min (6.84m x 2.65m min)

The heart of the home, the kitchen features a one-and-a-half bowl sink, an extensive range of base units with ample work surfaces set against tiled splash backs, matching wall mounted cupboards, and a useful larder cupboard. Integrated appliances include an oven, hob with extractor, and a dishwasher. The floor is tiled throughout. The kitchen is open to the family/dining area and also provides access to the utility room.

Family/Dining Area

18'6" x 10'4" (5.65m x 3.15m)

Flooded with natural light from two rear-facing windows and French doors opening onto the patio, this extended living space is ideal for entertaining. It offers generous room for a large dining table, a radiator and access to the snug.

Utility Room

Practical and well equipped with a sink, base and wall units, plumbing for a washing machine, space for a tumble dryer, tiled floor, radiator, and door to the side of the property. Also includes under stairs storage and internal access to the garage.

First Floor

Landing

A spacious landing area with loft access, airing cupboard, and doors to all bedrooms and the family shower room.

Bedroom One

14'2" exc wardrobes x 11'10" (4.33m exc wardrobes x 3.63m)

A generous principal bedroom featuring a range of fitted wardrobes, front aspect window, radiator, and access to a luxurious en suite.

Ensuite

A beautifully refitted four piece suite comprising a side paneled bath, separate shower cubicle, low-level WC, and wash hand basin. Fully tiled walls and flooring, chrome heated towel rail, extractor fan, and a front facing window.

Bedroom Two

13'4" exc wardrobes x 12'5" (4.08m exc wardrobes x 3.79m)

A spacious bedroom with fitted wardrobes, radiator, eaves storage cupboard, and front aspect window.

Bedroom Three

11'3" x 10'2" exc wardrobes (3.45m x 3.11m exc wardrobes)

Rear facing double bedroom featuring fitted wardrobes, radiator, and a modern en suite.

Ensuite

A contemporary suite including a quadrant shower cubicle, vanity unit with integrated wash hand basin, low level WC, chrome heated towel rail, extractor fan, and a obscure window.

Bedroom Four

11'2" x 9'4" exc wardrobes (3.41m x 2.86m exc wardrobes)

Another well proportioned rear facing bedroom with fitted wardrobes and radiator.

Shower Room

A stylish and modern space featuring a large walk in shower with glass enclosure, low level WC, and wash hand basin. Finished with a chrome heated towel rail, extractor fan, and rear facing window.

Externally

Front Garden

Attractive frontage with a substantial driveway providing off road parking for up to six vehicles, bordered by well maintained landscaping and mature shrubs.

Double Garage

Fitted with up-and-over doors, power, and lighting, with internal access to the utility room.

Rear Garden

A private, fully enclosed landscaped rear garden featuring a generous patio area perfect for outdoor dining and entertaining. Mature trees and shrubs provide a high degree of privacy, with the garden not being overlooked. There is also a lawned area and convenient side access.

Local Area

Brixworth is a popular and expanding village located approximately 5.5 miles north of Northampton, offering excellent road and rail links, making it an ideal location for commuters to London. Surrounded by picturesque countryside, the village is bordered to the east by the scenic Pitsford Reservoir and to the west and south by rolling Northamptonshire farmland. Perfectly positioned between Northampton and Market Harborough, Brixworth benefits from a wealth of local amenities.

Within the village, you'll find two traditional pubs, a doctor's surgery, dental practice, library, convenience stores, post office, greengrocer, butcher, cafés, hairdressers, and a range of other independent shops and a selection of restaurants.

The nearby Brixworth Country Park and Pitsford Water, both within walking distance, offer opportunities for outdoor activities including sailing, fishing, cycling, and beautiful waterside walks. Additional leisure pursuits include golf at nearby Church Brampton and Harlestone, along with cricket and tennis clubs in the village itself.

Families are well catered for with pre-schools and a well regarded primary school all within walking distance. Brixworth also boasts a rich history, most notably the 7th-century All Saints' Church. Transport connections are excellent, with regular bus services and convenient access to major routes such as the A14 and A43. With its desirable setting, strong community, and comprehensive amenities, Brixworth is a standout choice for village living.

Agents Notes

West Northamptonshire Council

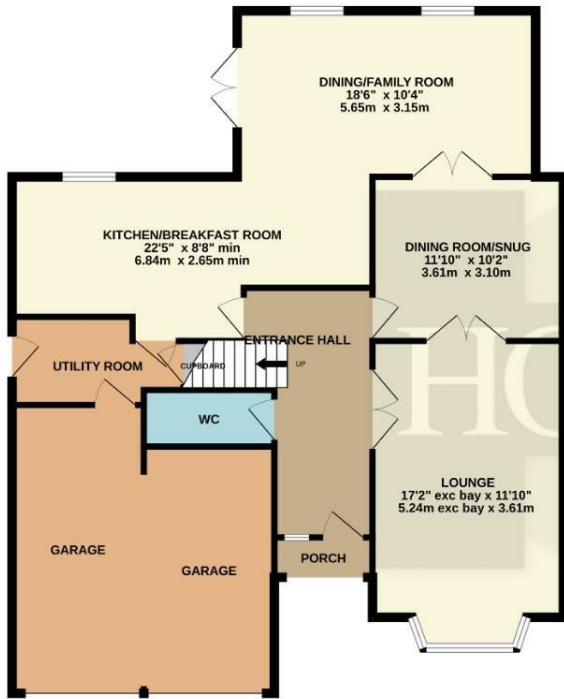
Council Tax Band: F



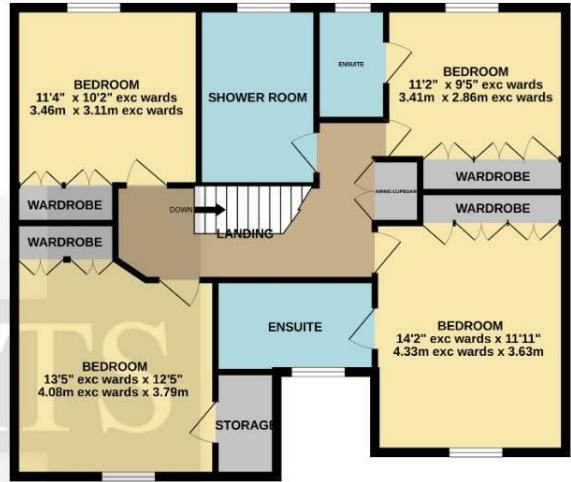




GROUND FLOOR
1206 sq.ft. (112.0 sq.m.) approx.



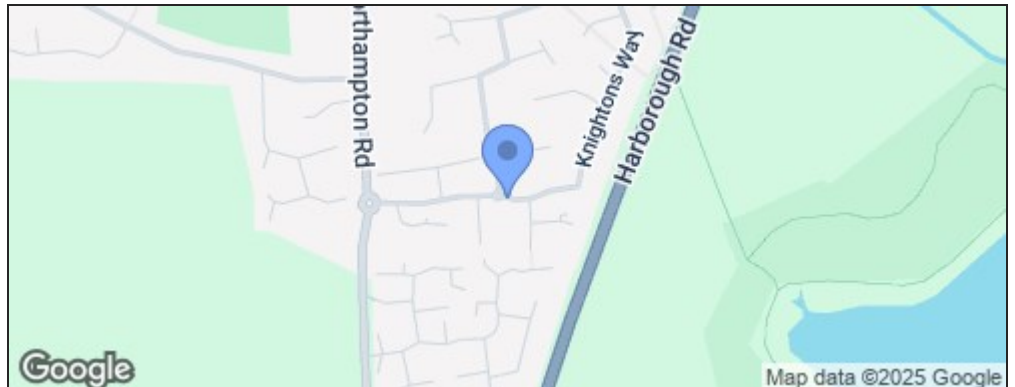
1ST FLOOR
934 sq.ft. (86.7 sq.m.) approx.



TOTAL FLOOR AREA : 2139 sq.ft. (198.8 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	
	71	78



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