



**Connells**

Willowmere Brixworth Hall Park  
Brixworth Northampton



# Willowmere Brixworth Hall Park Brixworth Northampton NN6 9DE

for sale  
**£850,000**



## Entrance Hall

Doors lead off to the kitchen/breakfast room, dining room, music room, bedroom two and re-fitted family bathroom. Wall mounted radiator, access to the loft space and coving to ceiling. Stairs lead down to the open plan living room.

## Kitchen / Breakfast Room

15' 3" x 13' 1" Max ( 4.65m x 3.99m Max )

Fully fitted kitchen with a range of wall and base level units. Stainless steel one and a half bowl sink and drainer, with mixer tap over set into work surfaces with complementary splash backs. Range cooker, space for upright fridge freezer, two seater breakfast bar and space for breakfast table and chairs. Recess spot lights and coving ceiling, UPVC double glazed window looking out over the rear garden and open to the dining room. Connecting door to the second entrance hall.

## Dining Room

12' 6" x 10' 8" ( 3.81m x 3.25m )

UPVC double glazed windows to the front and side elevations. Wall mounted radiator, coving to ceiling and space for eight seater dining table and chairs.

## Music Room

10' 8" x 8' 6" ( 3.25m x 2.59m )

UPVC double glazed window to the front elevation. Fitted cupboard, wall mounted radiator and coving to ceiling. Connecting door to the laundry room.

## Laundry Room

UPVC double glazed window to the front elevation. Utility cupboard with plumbing for washing machine and space for tumble dryer, UPVC double glazed door opens to the paved terrace. Connecting door to the oversized single garage.

## Bedroom Two

12' 9" x 9' 2" ( 3.89m x 2.79m )

UPVC double glazed window to the rear elevation, looking out to the rear garden. Wall mounted radiator, double fitted wardrobe and further space for free standing bedroom furniture.

## Family Bathroom

Re-fitted four piece white modern suite comprising panelled bath, separate shower cubicle, low level flush w.c. and pedal stall wash hand basin with complementary half height tiling to walls. Two UPVC opaque windows to the side elevation, extractor fan and wall mounted heated towel rail.

## Second Entrance Hall

Door to the front elevation with complementary double glazed windows to the side. Wall mounted radiator and coving to ceiling. Doors lead off to the master bedroom and bedroom four. Further stairs descend to the work from home office.

## Master Bedroom

17' x 15' 5" Max ( 5.18m x 4.70m Max )

Spacious master bedroom with UPVC double glazed windows to the front and rear elevations. Fitted wardrobes, coving to ceiling and wall mounted radiator. Connecting door to the en-suite shower room.

## En-Suite Shower Room

Three piece white suite comprising shower cubicle, low level flush w.c. and vanity wash hand basin with complementary half height tiling to walls. Extractor fan, recess spotlights and coving to ceiling. UPVC opaque



double glazed window to the rear elevation and wall mounted chrome heated towel rail.

### Bedroom Four

10' 3" x 6' 10" ( 3.12m x 2.08m )  
UPVC double glazed window to the rear elevation. Built-in wardrobe, wall mounted radiator and coving to ceiling.

### Lower Ground Floor

### Living Room

29' 9" x 17' 10" Max ( 9.07m x 5.44m Max )  
UPVC double glazed french doors lead out to the decked veranda. Feature fireplace with coal effect gas fire fitted, UPVC double glazed window to the side elevation and UPVC double glazed bi-folding doors open to the conservatory. Wall mounted radiator, coving to ceiling and herringbone parquet flooring.

### Sun Room

UPVC double glazed windows to the rear and side elevations. French doors to the side elevation lead to the decked veranda and stairs descend to the changing room and sauna.

### Home Office

17' 1" x 15' 5" ( 5.21m x 4.70m )  
Work from home office with UPVC double glazed French doors leading out to the southerly facing paved patio area, with complementary UPVC double glazed windows either side. Wall mounted radiator, coving to ceiling and connecting door to bedroom three.

### Bedroom Three

15' 5" x 8' 6" ( 4.70m x 2.59m )  
UPVC double glazed windows to the rear and side elevations. Wall mounted radiator and coving to ceiling.

### Shower Room

Three piece white suite comprising shower cubicle, low level flush w.c. and vanity wash hand basin with complementary half height tiling to walls. Wall mounted chrome heated

towel rail, recess spotlights and coving to ceiling.

### Changing Room

12' 9" x 9' 2" ( 3.89m x 2.79m )  
Window to the rear elevation and door providing access to the rear garden and outdoor swimming pool. Power and lighting connected and sauna.

### Outside

### Front Garden

Manicured front garden which is mainly laid to lawn with flower and shrub borders, and steps leading down to the entrance porch. Driveway providing off road parking leading to the oversized single garage. Further driveway providing off road parking for two cars side by side. Gated access to the side leading to the rear garden.

### Garage

Oversized single with electric roller door, and power and lighting connected. Courtesy door to the laundry room, and double glazed window to the rear elevation.

### Rear Garden

A magnificent Southerly facing rear garden with everything you would love of a garden and more. Mature trees and shrubs set around a large lawned area. Paved patio areas and terraces which are ideal for entertaining, alfresco dining or just relaxing. Solar panel heated swimming pool and gated access to both sides of the property.

### Council Tax Band

F





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



To view this property please contact Connells on

**T 01604 716 655**  
**E [kingsthorpe@connells.co.uk](mailto:kingsthorpe@connells.co.uk)**

87 Harborough Road Kingsthorpe  
 NORTHAMPTON NN2 7SL

EPC Rating: D Council Tax  
 Band: F

**view this property online [connells.co.uk/Property/KTP407657](http://connells.co.uk/Property/KTP407657)**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: KTP407657 - 0008