



Connells

The Ashway
Brixworth Northampton



Property Description

Offered to the market is well presented David Wilson built family home, ideally located in the desirable village of Brixworth. Set within easy access to transport routes, local schools and amenities, viewing of this beautiful family home is highly advised to fully appreciate.

The property in brief comprises entrance hall, cloakroom, living room with feature bay window and French doors that open to the dining/family room. The kitchen has been re-fitted to a good standard, as well as the utility room with matching cabinet and work surfaces. To the first floor there are four double bedrooms all with fitted wardrobes and the family bathroom with a four piece suite. The spacious master bedroom benefits from an en-suite shower room and completes the internal accommodation.

Outside to the front of the house there is a double driveway providing off road parking and leading to the double integral garage, and to the rear of the property there is a well stocked and immaculately presented Westerly facing rear garden.

Entrance Hall

Door to the front elevation and further doors leading off to the cloakroom, living room, dining/family room and re-fitted kitchen. Wall mounted radiator, coving to ceiling and stairs rising to the first floor landing.

Cloakroom

Two piece suite suite comprises low level flush w.c and wash hand basin with tiling to splash back area. Extractor fan and wall mounted radiator.

Living Room

17' 5" into bay x 11' 9" (5.31m into bay x 3.58m)

Feature UPVC double glazed bay window to the front elevation. Wall mounted radiator, coving to ceiling and multi paned French doors open to the dining/family room.

Dining/ Family Room

19' 1" max x 10' 3" max plus bay window (5.82m max x 3.12m max plus bay window)

Feature UPVC double glazed Band Stand window to the rear elevation looking out over the Westerly facing rear garden. Two wall mounted radiators, coving and recessed spotlights to ceiling, multi paned French door open to the living room, and UPVC double glazed French doors to the rear elevation leading out to the rear garden.

Kitchen

13' 8" x 10' 8" max (4.17m x 3.25m max)

Re-fitted kitchen with a range of modern wall and base level units, along with an ideal fitted pantry. Sink and drainer with swan neck mixer tap over, set into work surfaces with complimentary up stands. Integrated appliances comprise dishwasher, fridge/freezer, double oven and induction hob with complimentary splash back and extractor hood over. UPVC double glazed window to the rear elevation, wall mounted radiator and connecting door to the utility room.

Utility Room

Re-fitted to match the kitchen with a base level unit with work surface over and complimentary up stand. Plumbing for washing machine and space for tumble dryer. Under stairs storage cupboard, wall mounted radiator, central heating boiler and courtesy door to the double integral garage. UPVC glazed barn split door to the side elevation providing access to the rear garden.

First Floor Landing

Gallery landing with stairs rising from the entrance hall. Doors lead off to four double bedrooms and the family bathroom. Wall mounted radiator, airing cupboard, coving to ceiling and access to the loft space.

Master Bedroom

17' 6" max x 14' 11" (5.33m max x 4.55m)
Spacious master bedroom with UPVC double glazed window to the front elevation. Fitted wardrobes, wall mounted radiator and connecting door to the en-suite shower room.

En-Suite Shower Room

Three piece white suite comprising shower cubicle, pedestal wash hand basin and low level flush w.c with complimentary tiling to splash back areas. Wall mounted radiator, shaver point, extractor fan and UPVC opaque double glazed window to the front elevation.

Bedroom Two

14' 1" x 11' (4.29m x 3.35m)
UPVC double glazed window to the front elevation. Fitted wardrobes and wall mounted radiator.

Bedroom Three

13' 8" max x 10' 3" (4.17m max x 3.12m)
UPVC double glazed window to the rear elevation. Fitted wardrobes and wall mounted radiator.

Bedroom Four/ Home Office

14' 2" max x 9' 3" (4.32m max x 2.82m)
Currently used as a work from home office with UPVC double glazed window to the rear elevation. Fitted wardrobes and wall mounted radiator.

Family Bathroom

Four piece white suite comprising panelled bath with mixer tap, double shower cubicle, pedestal wash hand basin and low level flush w.c with complimentary tiling to splash back areas. Wall mounted radiator, shaver point, extractor fan and UPVC opaque double glazed window to the rear elevation.

Outside

Front Garden

Double width driveway providing off road parking and leading to the double integral garage. Gravelled area with shrub border providing a further parking space, pathway leading to the front porch and gated access to the side leading to the Westerly facing rear garden..

Rear Garden

Westerly facing and landscaped rear garden which is mainly laid to lawn, with mature flower and shrub borders. Extended paved patio area which is ideal for entertaining, retaining timber fencing and gated access to the side leading to the front of the house.

Double Garage

Double integral garage with electric up and over door and power and lighting connected. Courtesy door to the utility room.

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



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 Band: F

Tenure: Freehold

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Property Ref: KTP407721 - 0006