



Rixon Close, Northampton NN3 3PF

welcome to

Rixon Close, Northampton

William H Brown are pleased to offer for sale this four/five bedroom detached family home situated in the desirable area of Weston Favell. Close to local amenities and major road links this property is highly recommended.



Entrance Hall

Entered via door to the front aspect with obscure glass panel to the side, two double glazed windows to the front aspect, radiator, door to under stairs storage cupboard, stairs rising to first floor landing and doors to:

Cloakroom

Obscure double glazed window to the front aspect, Low level WC, wash hand basin and partly tiled.

Lounge

23' 2" x 14' 7" (7.06m x 4.45m)

Two double glazed window to the front and side aspect, gas fire place with surround and heath, two radiators, electric lift rising to bedroom three and double glazed patio doors leading to rear garden.

Dining Room

12' 9" x 10' 3" (3.89m x 3.12m)

Double glazed window to the rear aspect and radiator.

Study/ Bedroom Five

11' 7" x 9' 6" (3.53m x 2.90m)

Two double glazed windows to the front and side aspect, walk in electric shower, extractor fan and radiator.

Kitchen

17' 9" x 15' 2" (5.41m x 4.62m)

Fitted kitchen comprising wall and base units with oak effect work tops over, one bowl composite sink and drainer unit with mixer tap over, two integrated ovens, gas five ring hob with extractor fan over in the island/ breakfast bar, integrated microwave, integrated fridge/ freezer, integrated dishwasher, space for washing machine, door to cupboard housing wall mounted combi boiler, two radiators, double glazed window to the rear aspect and double glazed French doors leading in to the rear garden.

First Floor Landing

Stairs rising from entrance hall, double glazed window to the front aspect, door to double storage cupboard, access to loft space and doors leading to:

Bedroom One

18' 9" x 12' 2" (5.71m x 3.71m)

Two double glazed windows to the rear aspect, radiator and en suite wet room comprising walk in shower cubicle with electric shower over, low level WC and double glazed window to the rear aspect.

Bedroom Two

18' 7" x 10' 3" (5.66m x 3.12m)

Two double glazed windows to the rear aspect, double glazed window to the side aspect, walk in wardrobe and radiator.

Bedroom Three

14' 6" x 10' 5" plus bay (4.42m x 3.17m plus bay)

Two double glazed windows to the front aspect and radiator.

Bedroom Four

11' 6" in to bay x 9' 5" (3.51m in to bay x 2.87m)

Two double glazed windows to the front and side aspect, built in double wardrobe/ cupboard and radiator.

Bathroom

Four piece suite comprising walk in shower with electric shower over, bath, low level WC, bidet, radiator, partly tiled and obscure double glazed window to the front aspect.

Externally

Front

Large frontage providing off road parking for several cars.

Rear Garden

Large rear garden mainly laid to lawn and fully enclosed with hedging.

Double Garage

21' 5" x 17' 7" (6.53m x 5.36m)

Two up and over doors, storage loft space, courtesy wooden door to the side aspect, double glazed window to the side aspect, separate WC and wash hand basin, power and light connected.



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welcome to

Rixon Close, Northampton

- Four / Five Bedroom Detached House
- Double Garage & Driveway
- Private Front & Rear Gardens
- Down Stairs Cloakroom
- En Suite to Master Bedroom

Tenure: Freehold EPC Rating: C

£750,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NMS114152 - 0004

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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