



37 The Slip
Brixworth, Northamptonshire

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SALES & LETTINGS



37 The Slip

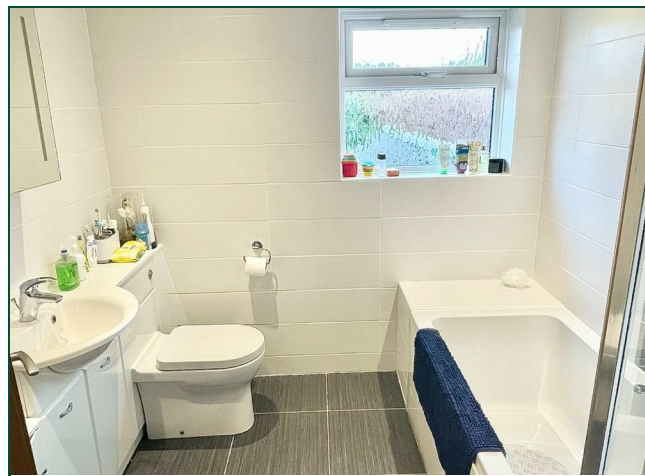
Brixworth
NN6 9HS

£400,000

A stunning five bedroom detached house constructed in 1978 by Messrs Wilcon Homes. The property occupies a larger than average plot and is situated in a cul-de-sac position within the thriving village of Brixworth. The property is a credit to the existing owners who have modernised and extended the property over recent years bringing it into the 21st century with open plan living area, bi-fold doors, vertical radiators and oak doors.

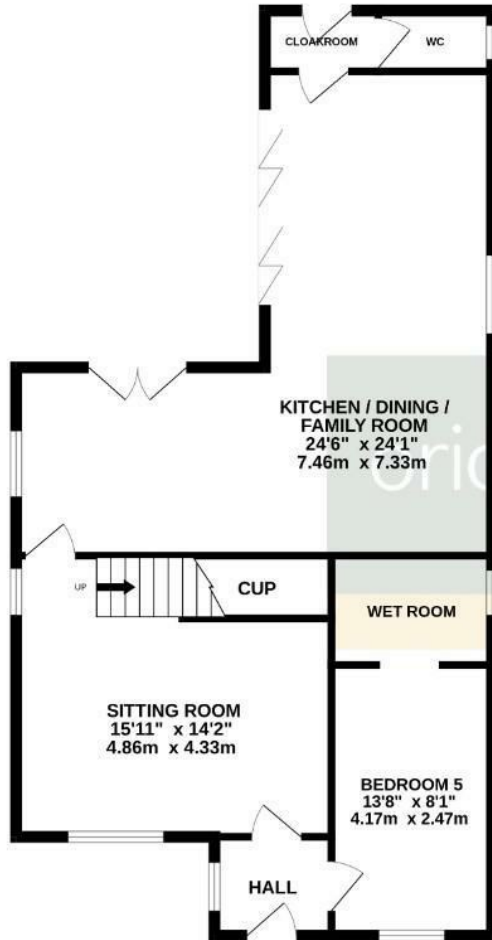
Accommodation comprises entrance hall, bedroom with wet room, sitting room with dual aspect, open plan living/kitchen/breakfast/dining room, the dining area has dual aspect with double doors onto the garden, kitchen/breakfast area with integrated appliances to include five-ring induction hob with chimney style flue incorporating extractor fan, upright double oven, larder fridge, dishwasher, waste bin, breakfast bar and utility room with space for freestanding washing machine, tumble dryer and freezer, family room with dual aspect and bi-folding doors to the garden, boot room with door to garden and door to WC. To the first floor is a master bedroom with fitted wardrobes and a newly created walk-in cupboard with light, power and plumbing to create an en-suite shower room, two further double bedrooms, a single bedroom and a modern family bathroom with shower over the bath. Outside to the front is double width off road parking and an open plan lawned area with scope to create further parking to the side of the property. There is a fully enclosed wrap around landscaped rear garden which catches the east, south and west sun and is of a fairly private aspect being mainly laid to lawn with patio area and large timber shed. (A/1417/L)

- Stunning five bedroom detached residence
- Open plan living/kitchen/breakfast/dining room
- Separate wet room and family bathroom
- Gas radiator heating
- Larger than average plot with landscaped rear garden
- Double width off road parking

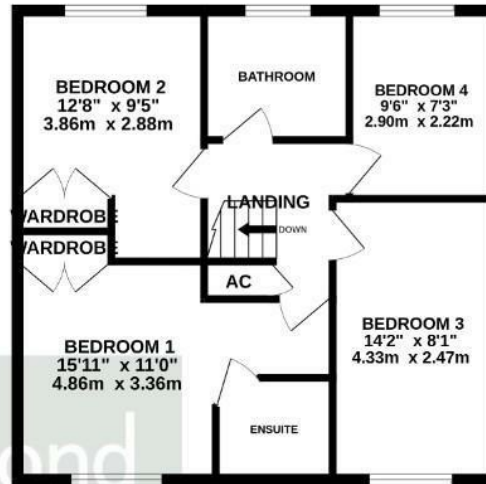




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1417 sq.ft. (131.6 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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Additional information

- Council Tax Band: D
- Energy Efficiency Rating: C

Viewing

Viewing strictly by appointment – details below

Disclaimer

O’Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

O’Riordan Bond Brixworth Sales

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