



**24 Knightons Way**  
**Brixworth, Northampton**

**oriordanbond**  
SALES & LETTINGS



## 24 Knightons Way

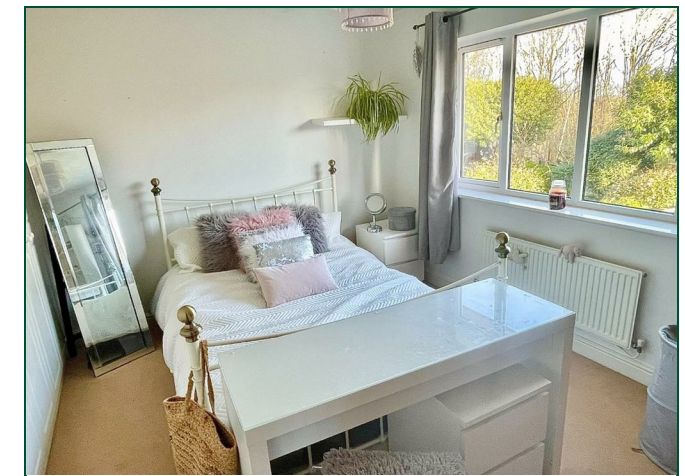
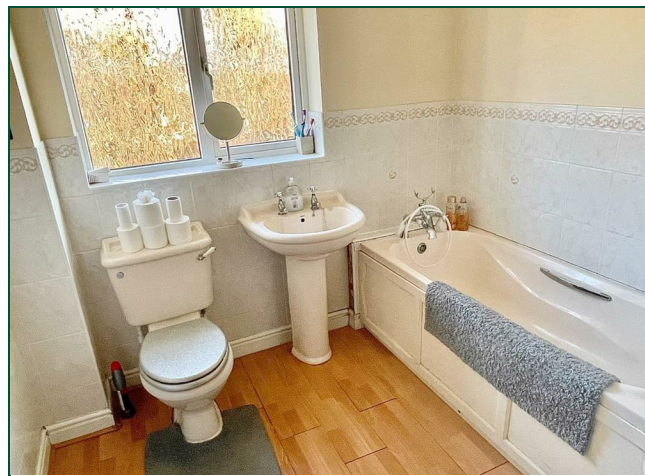
Brixworth  
NN6 9UE

£500,000

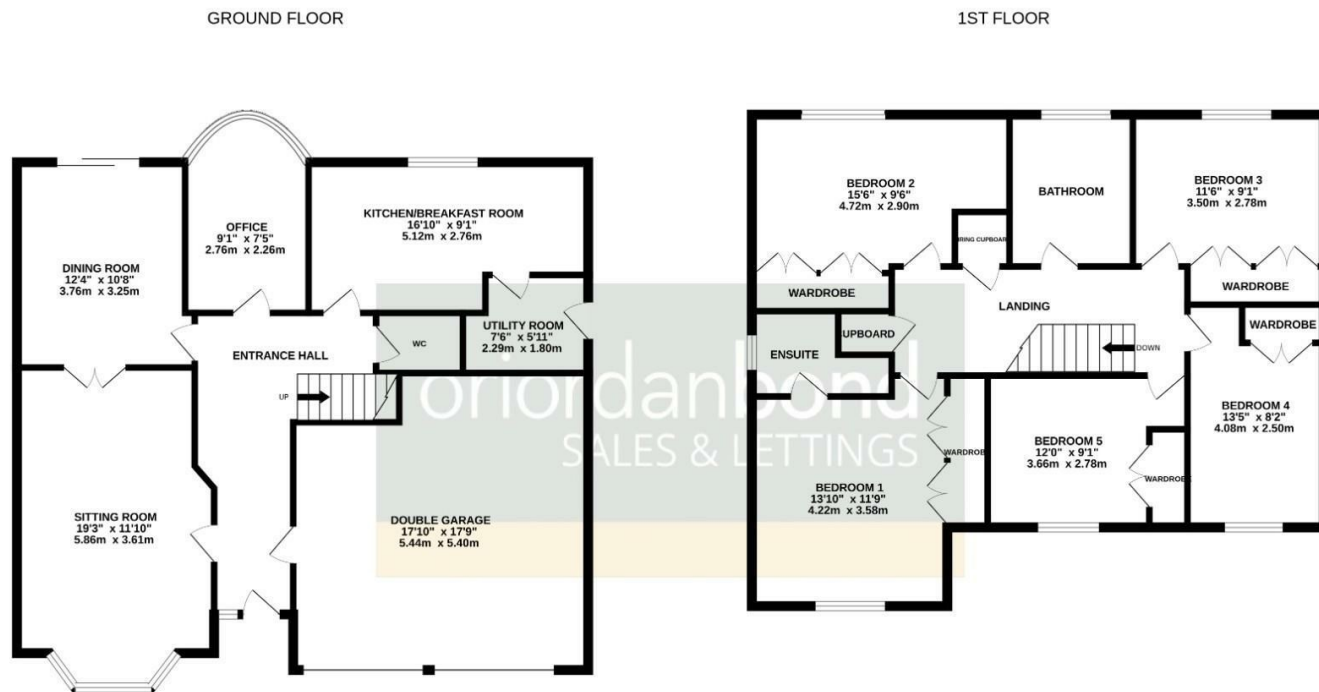
**A five bedroom detached house, constructed by Messrs David Wilson Homes in 1997, on the popular Ashway development within the thriving village of Brixworth. The property measures in excess of 1,900 ft<sup>2</sup> and occupies a larger than average private garden.**

Accommodation comprises entrance hall, cloakroom/WC, sitting room with walk-in bay window and feature fireplace with chimney, dining room, kitchen/breakfast room, utility room and an office with a bandstand style walk-in bay window. There is great potential to create an open plan kitchen/dining/family room and to extend (subject to planning permission) due to the size of the plot. To the first floor is a master bedroom with en-suite, three further double bedrooms, a generous size single bedroom/second office and a family bathroom. Outside to the front elevation is an open plan garden and double width drive providing access to an integral double garage which has a courtesy door to the utility room. To the rear is a fully enclosed private garden measuring approximately 50ft in depth x 45ft in width which is mainly laid to lawn with patio area and timber shed. (B/1948/M)

- Substantial five bedroom detached residence
- En-suite to master bedroom
- Three reception rooms
- Gas radiator heating
- Fully enclosed private rear garden
- Driveway and double garage







TOTAL FLOOR AREA : 1948sq.ft. (181.0 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: F
- 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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