



# Manor Orchard

Brixworth, Northamptonshire

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SALES & LETTINGS



## Manor Orchard

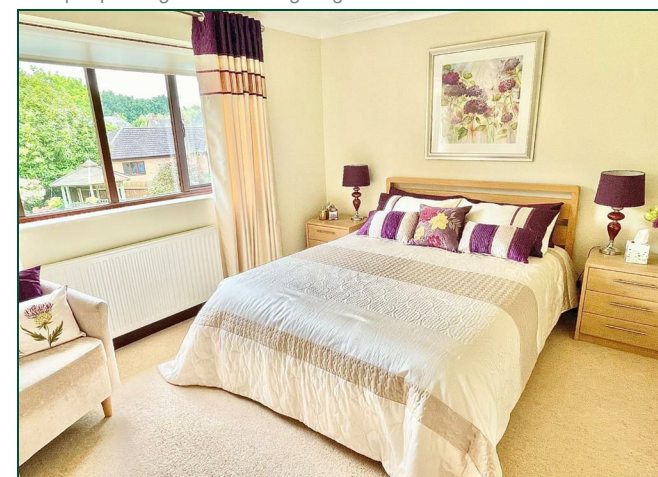
Brixworth  
NN6 9BX

Offers Over  
£800,000

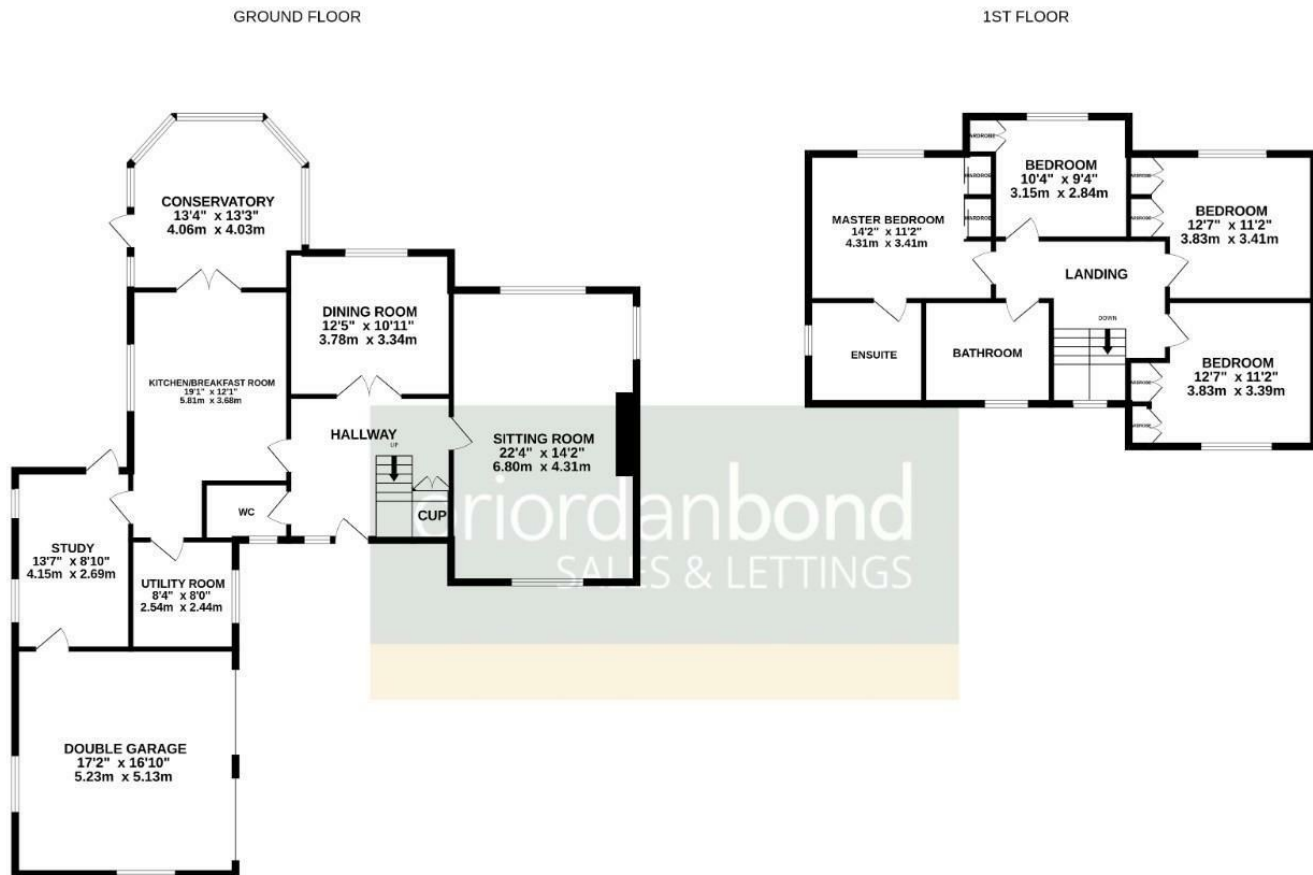
An individual detached residence occupying a south/easterly facing plot, on a third of an acre, in a quiet location just outside the conservation area of Brixworth village. The existing owners constructed the property in 1985 on raft foundations allowing the potential to extend both over the double garage and conservatory if desired (subject to planning permission.)

The accommodation comprises entrance hall with under stairs storage cupboard, cloakroom/WC, sitting room with chimney and dual aspect, dining room approached via double doors, kitchen/breakfast room with breakfast bar and integrated appliances to include oven, hob, larder style fridge and dishwasher, large utility room, double glazed conservatory with under floor heating and gas radiator heating, study with courtesy door to garage and door to rear garden. Galleried first floor landing, master bedroom with fitted wardrobes and ensuite shower room, three further double bedrooms with built-in wardrobes and a four-piece family bathroom with separate shower cubicle. Outside to the front is ample off road parking and a well tended garden. The stunning landscaped rear garden is of a south/easterly facing aspect, fully enclosed and a credit to the existing owners. (A/1965/L)

- Individual four bedroom detached residence
- En-suite to master bedroom
- Three reception room and conservatory
- Gas radiator heating
- Stunning landscaped south/easterly facing rear garden
- Ample parking and double garage







EXCLUDING DOUBLE GARAGE  
 TOTAL FLOOR AREA : 1965sq.ft. (182.6 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: E
- 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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