



# Dairy Close

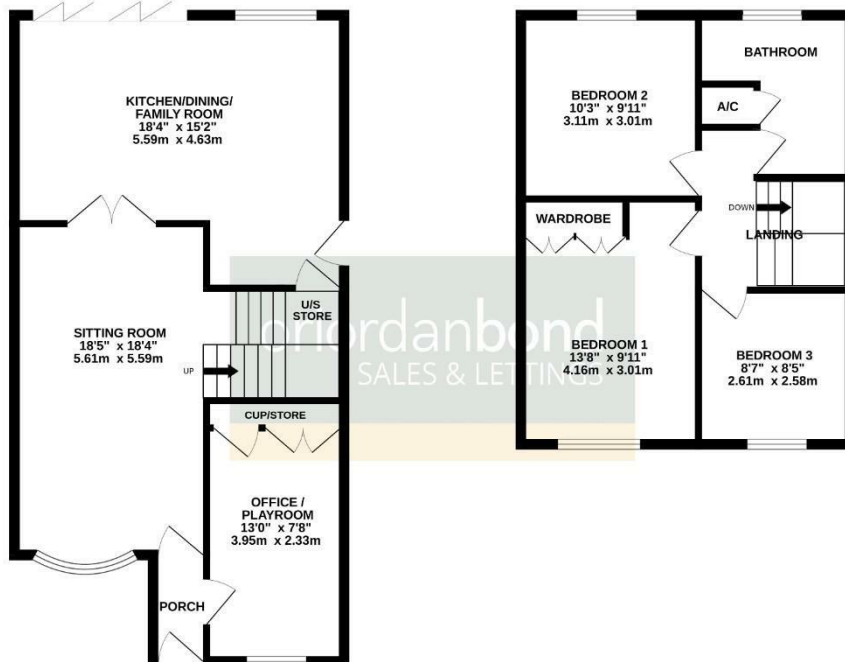
Brixworth, Northamptonshire

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SALES & LETTINGS



GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 1053 sq.ft. (97.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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## Dairy Close

Brixworth

NN6 9DR

PRICE £290,000

Deceptive in size is this extended semi-detached house, with converted garage and outside home office, constructed on a private westerly facing plot with views over fields from the first floor. The property is situated in a cul-de-sac position on the popular Froxhill development within the thriving village of Brixworth.

The accommodation comprises entrance porch, office/playroom with ample built-in storage cupboards housing the combination gas boiler, sitting room with wood effect floor, feature fireplace (free-standing electric wood burner not included) and double doors opening to the extended 18ft kitchen/dining/family room with centre isle and built-in appliances to include dishwasher, fridge/freezer, washing machine and space for a Rangemaster (subject to separate negotiation), built-in under stairs storage cupboard, bi-folding doors to the rear garden and further door to the side of the property. First floor landing, master bedroom with fitted wardrobes and air conditioning, further double bedroom with air conditioning, a generous size third bedroom and a four-piece family bathroom with separate shower cubicle. Outside, to the front is double width off road parking and side gated pedestrian access to the rear garden. There is a private westerly facing fully enclosed rear garden with a home office (roof currently being replaced) with power and light connected and decking area to the rear of the house with the remainder being laid to lawn. (A/1053/S)

### Additional information

- Council Tax Band: C
- 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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