



# Pytchley Way

Brixworth, Northamptonshire

oriordanbond  
SALES & LETTINGS



# Pytchley Way

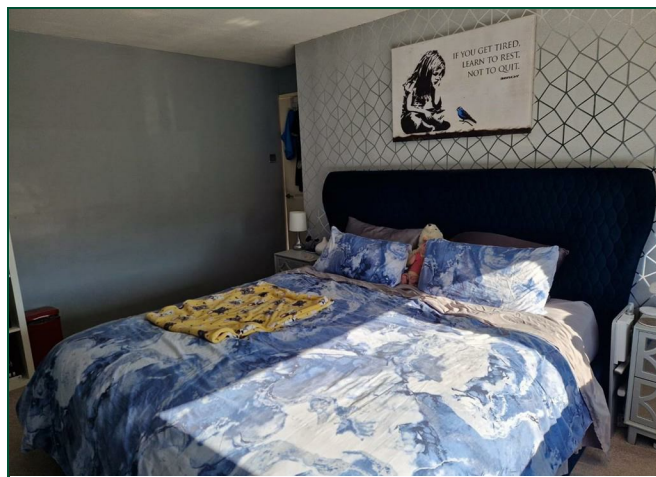
Brixworth  
NN6 9EF

Price  
£280,000

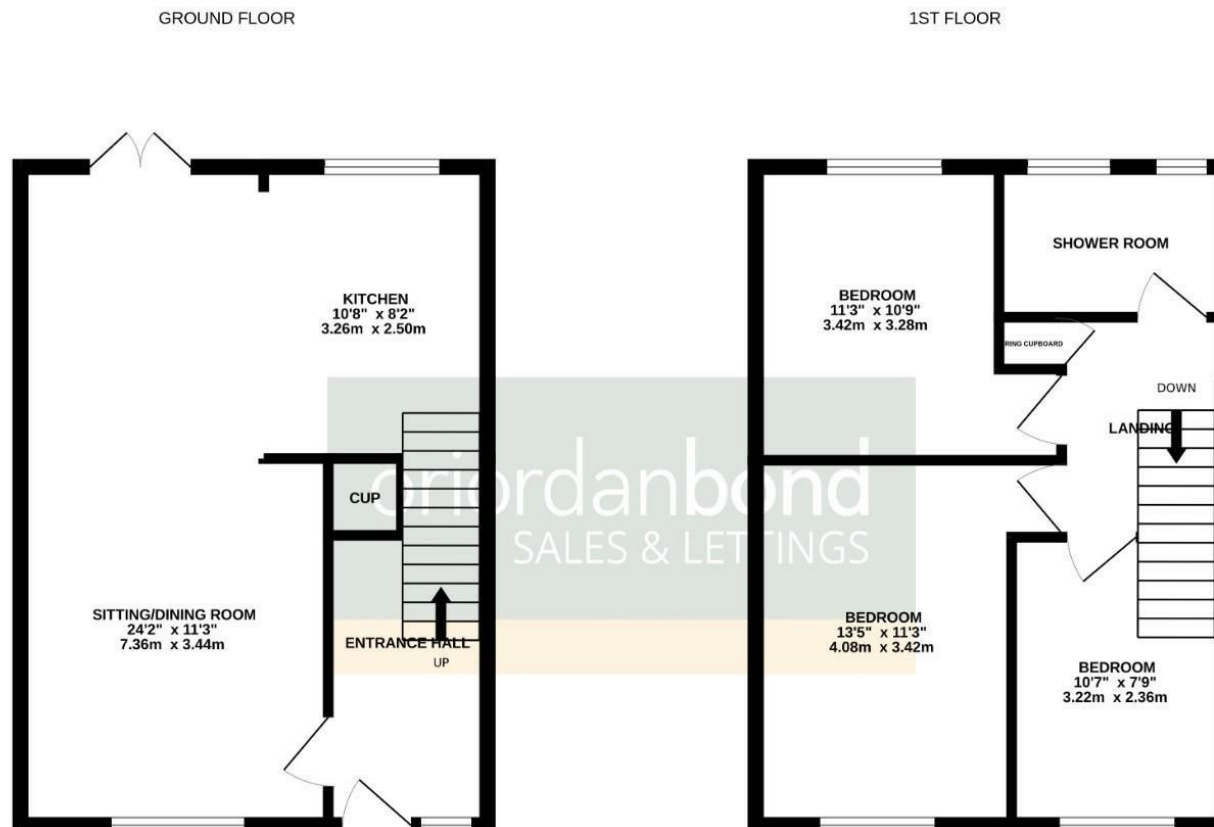
**A well presented light and airy three bedroom semi-detached property, situated on a private plot within close proximity of amenities, in the desirable village of Brixworth. The property is double glazed, has a newly installed gas radiator heating system and cavity wall and loft insulation.**

The accommodation comprises entrance hall with built-in cupboard, open plan L-shaped living accommodation to include sitting area with open fireplace, dining area with French doors onto the delightful garden and a modern kitchen, three first floor bedrooms and a a re-fitted shower room. Outside to the front is an open plan garden and a driveway to the side providing off road parking for three cars giving access to the single garage. Side pedestrian access to the well maintained private rear garden to include timber shed and a greenhouse. (B/828/M)

- Three bedroom semi-detached home
- Open plan kitchen/sitting/dining room
- Re-fitted shower room
- Newly installed gas radiator heating
- Enclosed good size rear garden
- Ample off road parking and garage







TOTAL FLOOR AREA : 828 sq.ft. (76.9 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: C
- Energy Efficiency Rating: D

#### 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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