



# The Pickerings

Brixworth, Northamptonshire

oriordanbond  
SALES & LETTINGS





# The Pickerings

Brixworth  
NN6 9XA

Guide Price  
£560,000

An exceptionally well presented detached house constructed by Messrs David Wilson Homes in 1998 to their 'Galleywood' design. The property occupies a south/westerly facing corner plot on the popular Ashway development within the thriving village of Brixworth. The property is fully double glazed and has gas to radiator central heating.

The accommodation comprises spacious entrance hall with storage cupboard, cloakroom/WC, through sitting room with chimney, walk-in bay window and doors to the rear garden, study with dual aspect, re-fitted open plan kitchen/breakfast/dining room with fitted washing machine, tumble dryer, dishwasher and American fridge/freezer, first floor landing, master bedroom with walk-in wardrobe and re-fitted en-suite shower room, three further bedrooms with fitted wardrobes and a re-fitted family shower room. Outside there is a block paved drive to the front with EV charger, a detached double garage with electric door and an unusually large garden with potential to create parking for further several vehicles. The fully enclosed landscaped rear garden is of a south/westerly facing aspect and partially walled with patio, pergola and a spacious home office. (A/1609/M)

- Exceptional four bedroom detached family home
- En-suite and walk-in wardrobe to master bedroom
- Separate reception rooms
- Re-fitted open plan kitchen/breakfast/dining room
- South/westerly facing landscaped garden
- Detached double garage and EV charger

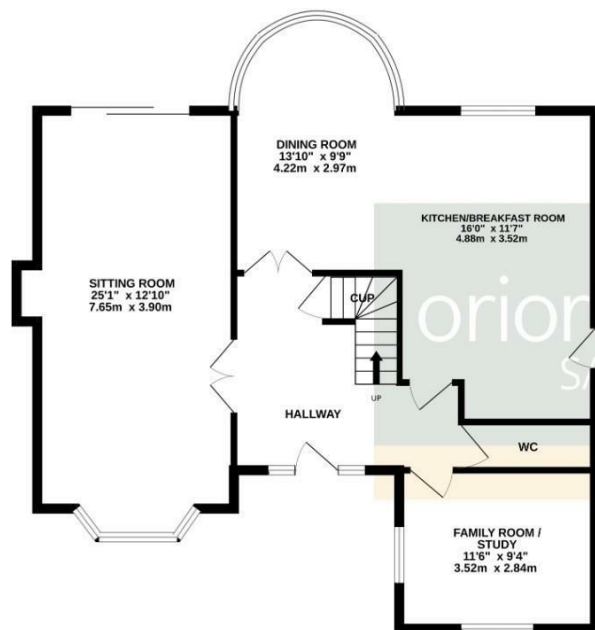








GROUND FLOOR



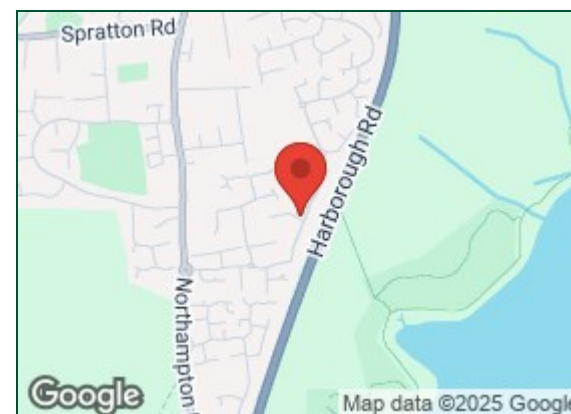
1ST FLOOR



TOTAL FLOOR AREA : 1609 sq.ft. (149.5 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: 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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