



# Willow Gardens

Brixworth, Northamptonshire

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SALES & LETTINGS





## Willow Gardens

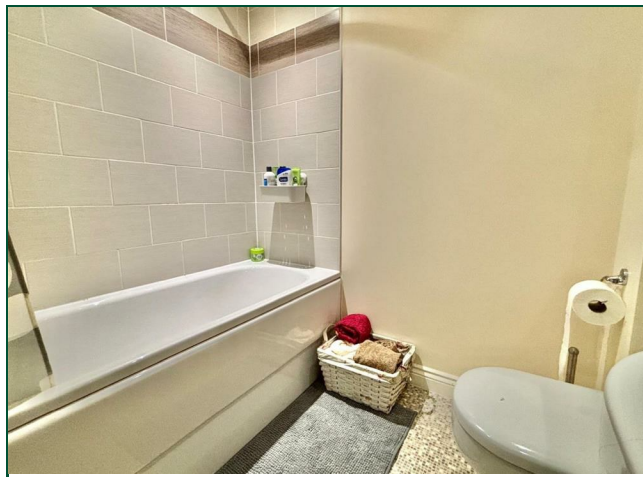
Brixworth  
NN6 9WF

Guide Price  
£425,000

A superb four bedroom detached family house situated at the end of a quiet cul-de-sac with a private aspect to the front and rear. Located in the charming village of Brixworth which offers a wide range of local amenities including a range of shops, cafes, pubs, schools, a historic church and recreational facilities, the property has been well maintained by the current sellers and is situated on a good size corner plot.

The accommodation includes entrance hall, cloakroom/WC, front to back sitting room with feature log burner, dining/family room, fitted kitchen/breakfast room with built-in appliances, first floor landing, master bedroom with ensuite shower room, three further generous bedrooms and family bathroom/WC. The property further benefits from uPVC double glazing and gas radiator heating. Outside is generous frontage with open plan lawn, large block paved driveway leading to the garage and a larger than average rear garden which is landscaped to incorporate an extended patio with quality paving and good size lawn area. (B/1265/M)

- Superb four bedroom detached home
- En-suite to master bedroom
- Two reception rooms
- Gas radiator heating
- Larger than average rear garden
- Driveway and garage



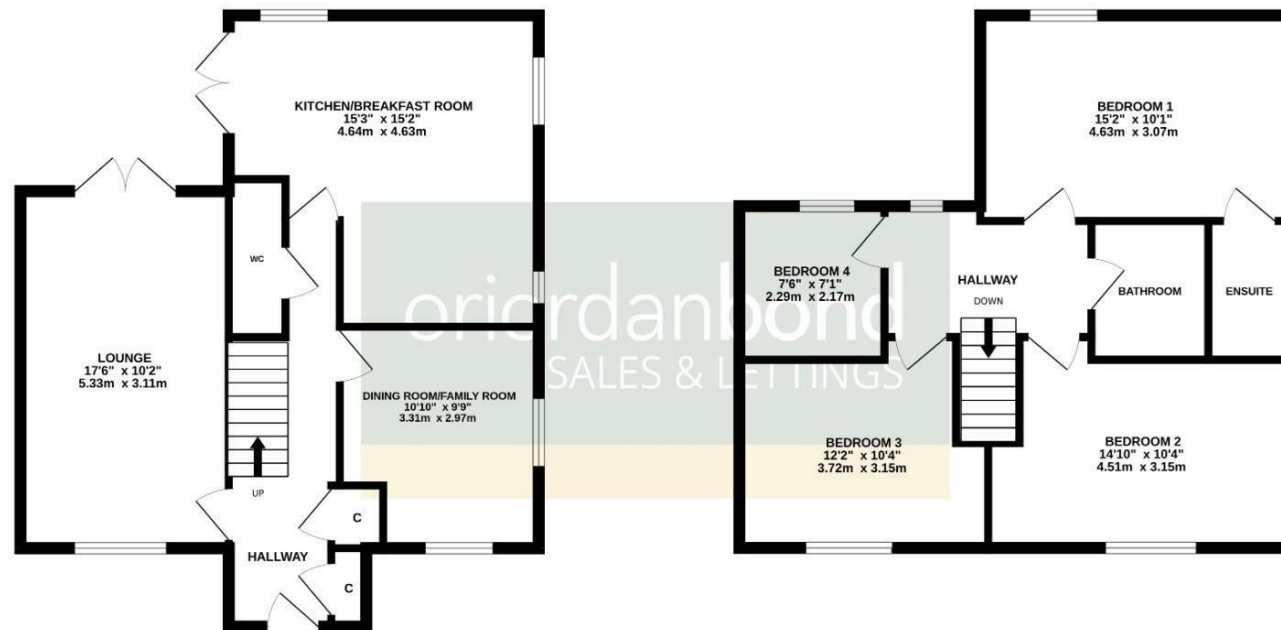






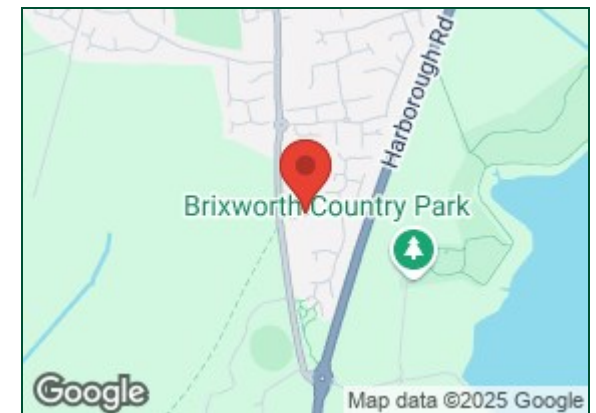
GROUND FLOOR  
632 sq.ft. (58.7 sq.m.) approx.

1ST FLOOR  
633 sq.ft. (58.8 sq.m.) approx.



TOTAL FLOOR AREA: 1265sq.ft. (117.5 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: 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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