



The Knoll

Brixworth, Northamptonshire

oriordanbond
SALES & LETTINGS



The Knoll

Brixworth
NN6 9HY

Offers Over
£310,000

A refurbished three bedroom detached house, situated in a cul-de-sac position within the thriving village of Brixworth, which benefits from ample off road parking and a professionally landscaped 70ft rear garden. The property has been well maintained by the existing owners and features a refitted open kitchen/dining room.

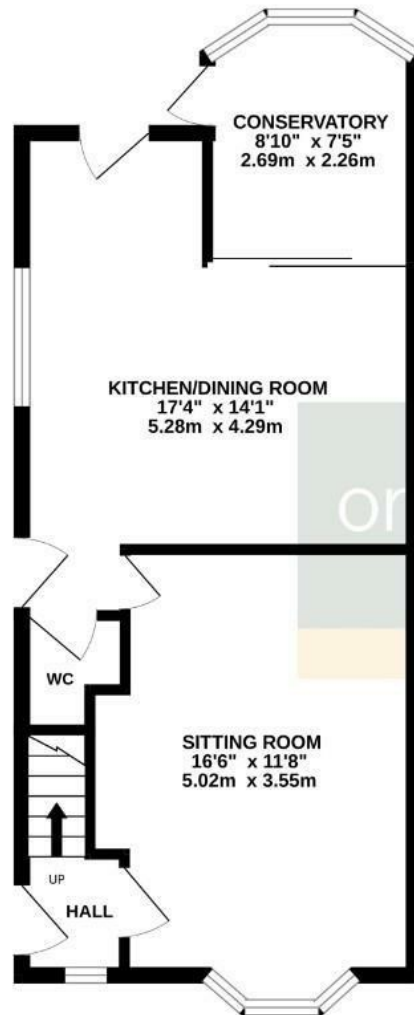
The accommodation comprises entrance hall with stairs rising to the first floor landing, cloakroom/WC, sitting room, re-fitted open kitchen/dining room and double glazed conservatory. To the first floor is a generous size main bedroom, a further double bedroom, single bedroom and a re-fitted family bathroom with shower over the bath. Outside there is ample off road parking to the front and side with a larger than average single garage set back into the rear garden incorporating power and light. The rear garden has outside power, an extended patio area and a decking area with the remainder being laid to lawn and fully enclosed with timber panelled fencing. Further benefits include uPVC double glazing and gas radiator heating. (A/803/L)

- Refurbished three bedroom detached home
- Re-fitted kitchen and bathroom
- Conservatory
- Gas radiator heating
- 70ft landscaped rear garden
- Ample off road parking and larger than average garage

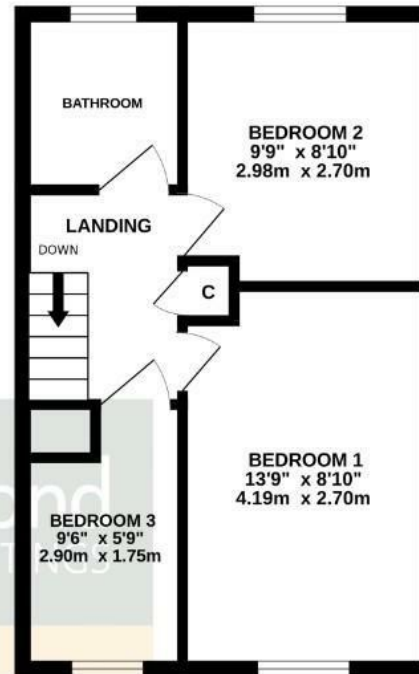




GROUND FLOOR
459 sq.ft. (42.6 sq.m.) approx.

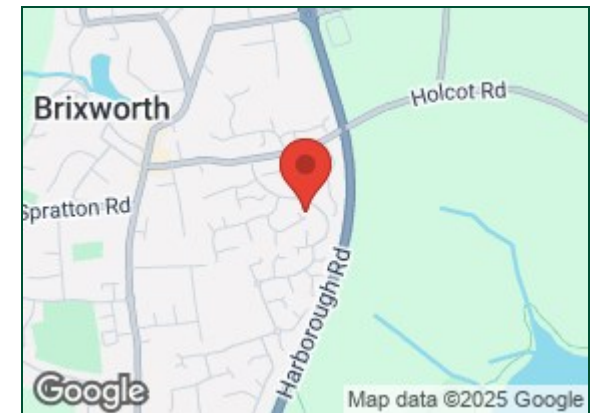
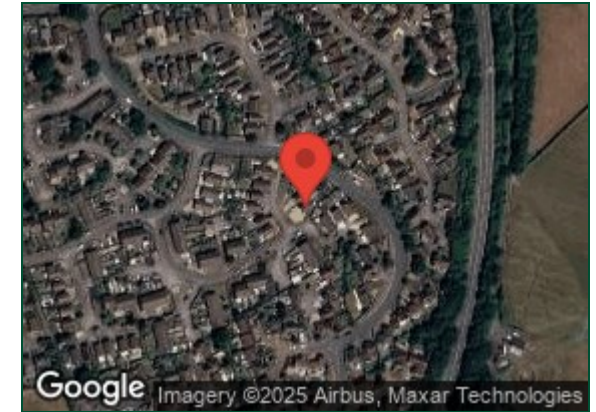


1ST FLOOR
344 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA: 803 sq.ft. (74.6 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: C
- Energy Efficiency Rating:

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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