



Parkfield Road

Brixworth, Northamptonshire

oriordanbond
SALES & LETTINGS



Parkfield Road

Brixworth
NN6 9DT

Guide Price
£310,000

A beautifully presented three bedroom semi-detached home, occupying a generous size south/easterly facing corner plot, on the edge of the thriving village of Brixworth, with potential to extend to the side and rear and create off road parking and a garage (subject to planning permission.) The current owners have modernised the property throughout and created a beautiful open plan kitchen/living/dining space. The property benefits gas radiator heating, uPVC double glazing and facias.

The accommodation comprises spacious entrance hall, open plan kitchen/dining/living room with log burner and double doors to the rear garden. The kitchen includes a fridge/freezer, dishwasher, electric hob, oven and microwave. Rear hall giving access to the study, utility/cloakroom/WC and door to the side garden. First floor landing, master bedroom with built-in wardrobes, further double bedroom with built-in wardrobe, single bedroom with built-in wardrobe and a modern family bathroom with shower over the bath. Outside is a good size fully enclosed front garden and a 90ft x 50ft max rear garden which wraps around to the side garden measuring a further 40ft x 30ft. (A/967/L)

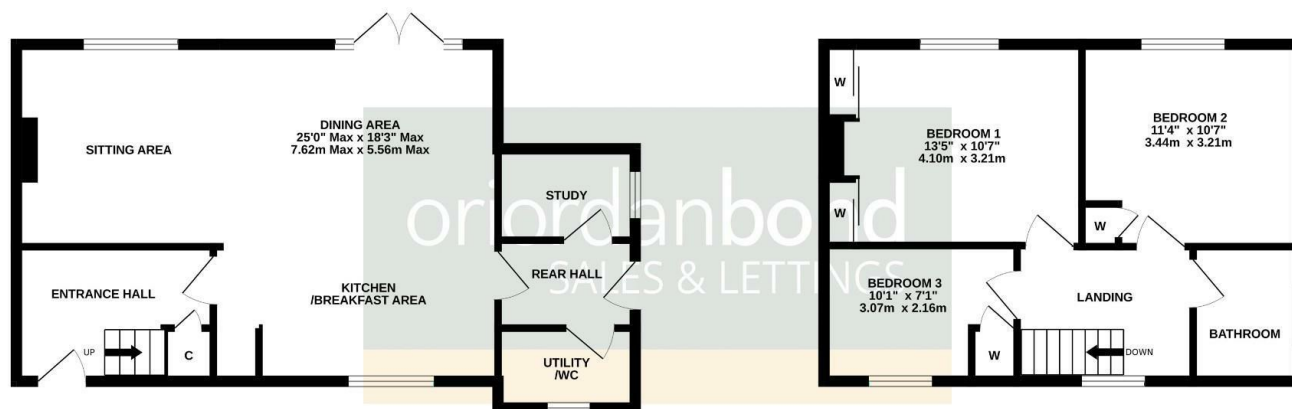
- Three bedroom semi-detached house
- 90ft x 50ft rear garden wrapping around to a 40ft x 30 ft side garden
- Development potential (subject to planning permission)
- 25ft max x 18 ft max open plan kitchen/dining/sitting room
- Study and utility/cloakroom/W.C
- South/easterly facing plot on edge of village





GROUND FLOOR
535 sq.ft. (49.7 sq.m.) approx.

1ST FLOOR
432 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 966 sq.ft. (89.8 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: B
- 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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