



Hall Farm Close

Brixworth, Northamptonshire

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SALES & LETTINGS



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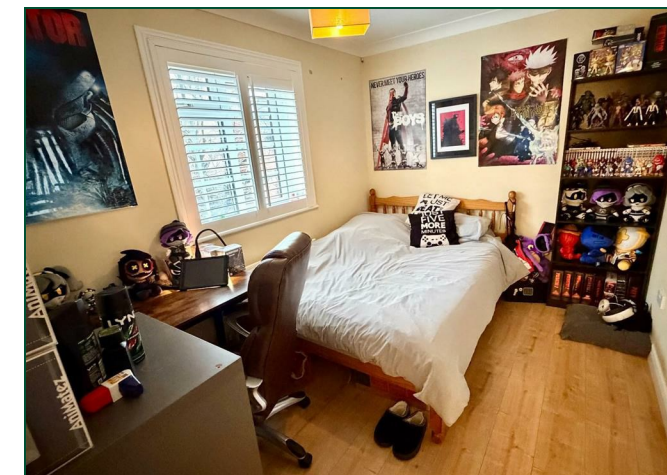
Brixworth
NN6 9AB

Price
£470,000

A stone and red brick detached home with a detached double garage, situated in a cul-de-sac position, within the old part of Brixworth village. The property occupies a private southerly facing plot enjoying scenic views from the master bedroom over cottage roofs to the famous All Saints Church. The property is fully double glazed and has gas radiator heating. Benefits include Karndean flooring to the majority of the downstairs accommodation, timber shutters to the majority of windows and doors and a modern en-suite bathroom.

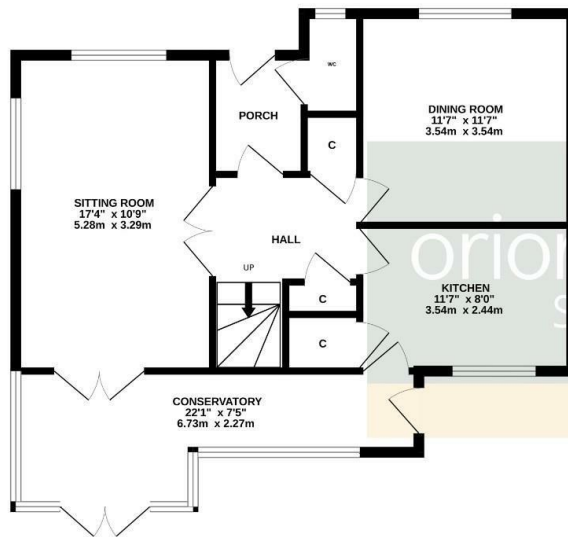
The accommodation comprises entrance porch, cloakroom/WC, entrance hall with cloaks cupboard and further storage cupboard, sitting room with triple aspect and feature gas fireplace, kitchen with integrated fridge/freezer, oven, hob and dishwasher, a formal dining room, P-shaped conservatory with utility area, spacious first floor landing, master bedroom with built-in wardrobes, en-suite shower room and dressing room (formally fourth bedroom), two further double bedrooms and a family bathroom. Outside is a drive providing off road parking for four cars giving access to the double garage. To the rear is a landscaped low maintenance southerly facing garden. (A/1243/M)

- Three bedroom detached family home
- En-suite and dressing room to master bedroom
- Two reception rooms and large L-shaped conservatory
- Gas radiator heating
- Southerly facing rear garden
- Ample driveway and double garage

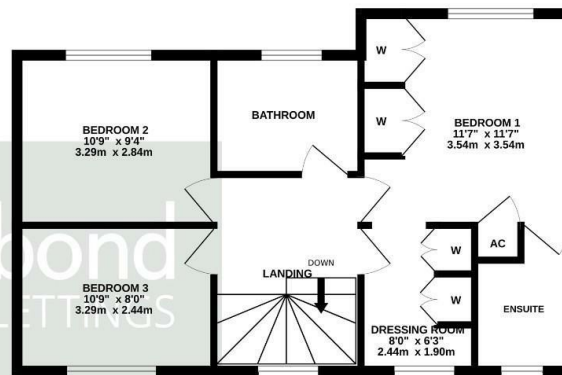




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1243 sq.ft. (115.5 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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