


# Stonehill Way

Brixworth, Northamptonshire

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SALES & LETTINGS



# Stonehill Way

Brixworth
NN6 9LW

Guide Price
£360,000

**Constructed in 1981, this well maintained four bedroom detached house occupies a generous southerly facing plot adjoining open countryside, enjoying a cul-de-sac position, on the popular Froxhill development within the thriving village of Brixworth. Having had just one owner from new, the property benefits from gas radiator heating and uPVC double glazing. The original tandem garage has been divided by a stud wall to create a useful utility/boot room.**

The accommodation comprises entrance hall, cloakroom/WC, sitting room with walk-in bay window and access to the formal dining room, kitchen/breakfast room with integrated appliances and a utility/boot room providing access to the garage and garden. To the first floor is a spacious landing, two double bedrooms, two single bedrooms and a family bathroom. Outside, the open plan front garden features a driveway leading to the garage with side pedestrian access to the landscaped fully enclosed south facing rear garden which adjoins open countryside and measures approximately 6ft x 40ft. (B/1224/M)

- Four bedroom detached house in cul-de-sac position
- Two reception rooms and a kitchen/breakfast room
- Gas radiator heating and uPVC double glazing
- 60ft x 40ft south facing garden adjacent to countryside
- 18ft garage with utility/boot room (formally a tandem garage)
- Quiet cul-de-sac position









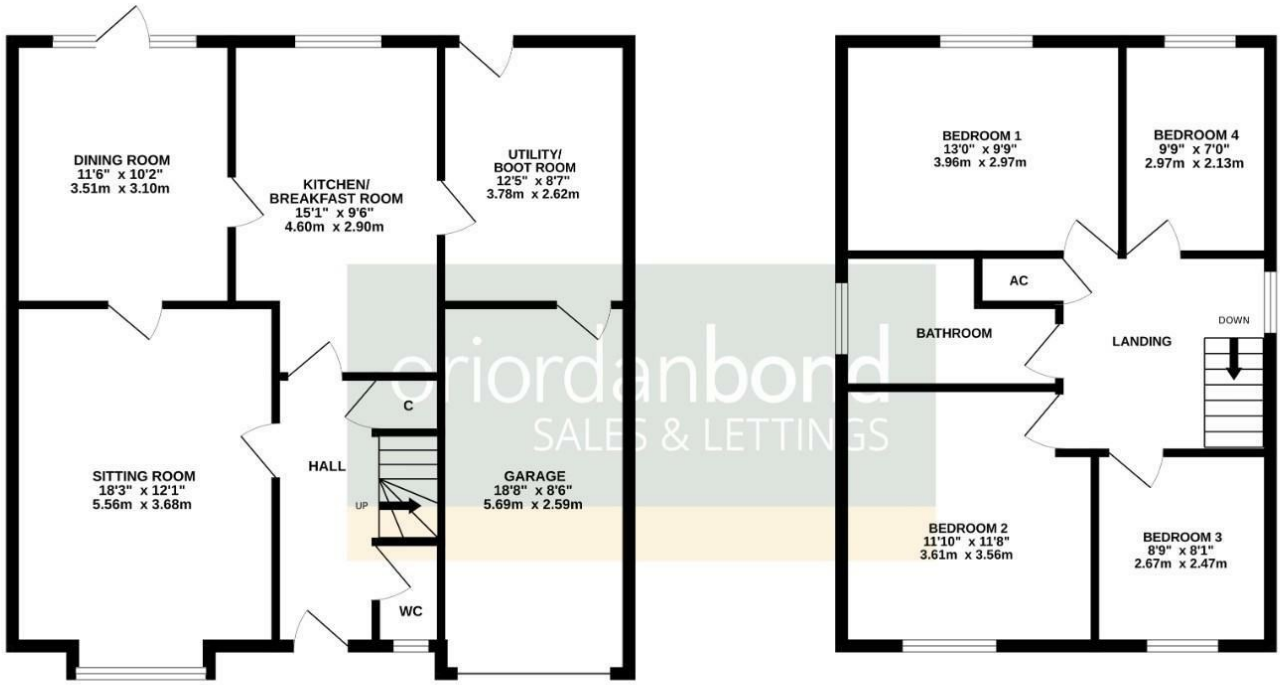



VINTAGE GAZETTE



GROUND FLOOR
668 sq.ft. (62.1 sq.m.) approx.

1ST FLOOR
556 sq.ft. (51.7 sq.m.) approx.

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SQFT EXCLUDING GARAGE

TOTAL FLOOR AREA : 1224 sq.ft. (113.7 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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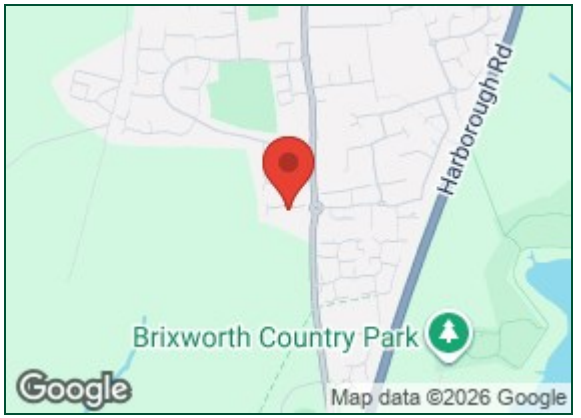


## Additional information

- Council Tax Band: D
- 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.

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