Froxhill Crescent

Brixworth, Northamptonshire

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SALES & LETTINGS

Froxhill Crescent

Brixworth
NN6 9LN

Price
£450,000

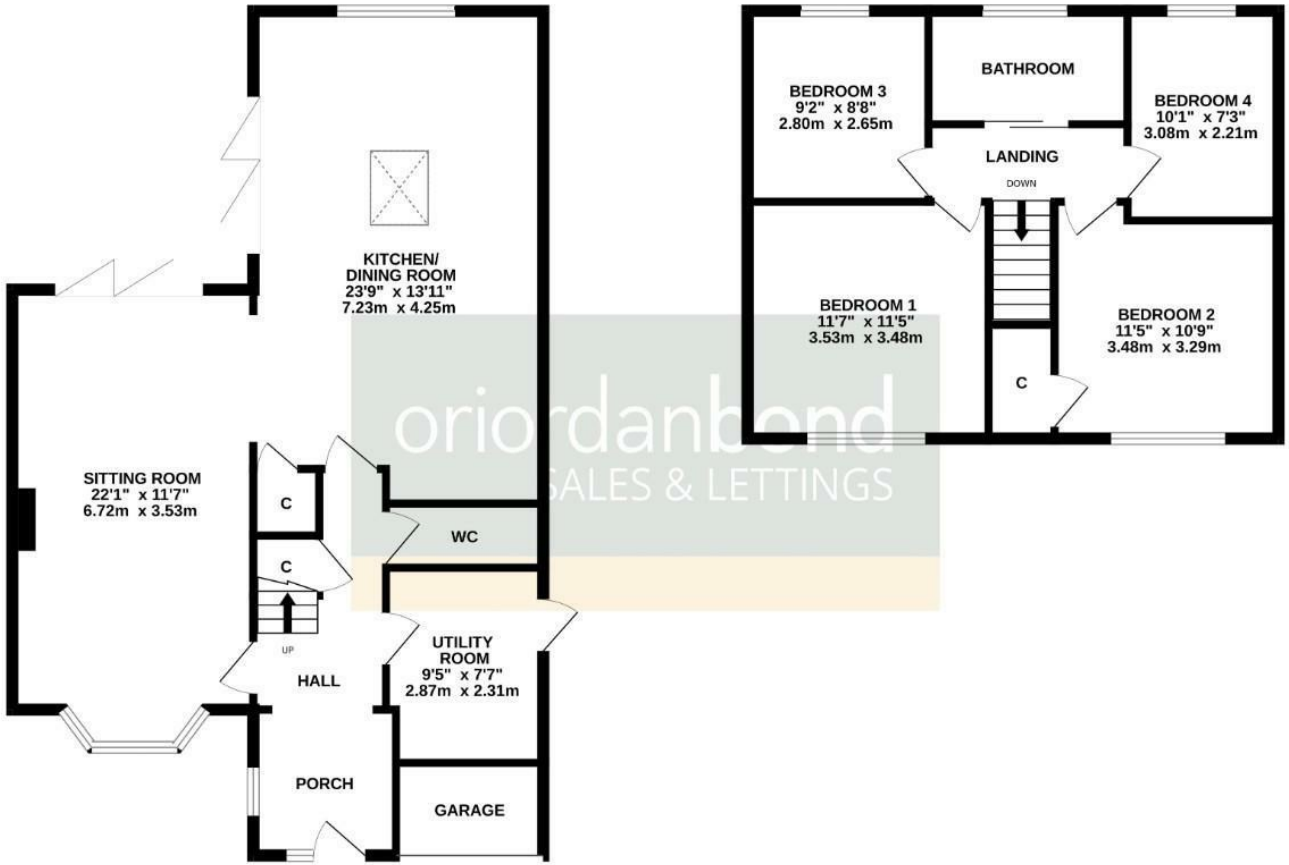
A beautifully presented four bedroom detached home, occupying a generous plot on the popular Froxhill development, within the thriving village of Brixworth. The property has been thoughtfully improved and extended with a ground floor rear extension creating an impressive 23ft open plan kitchen/dining/family room complete with bi-folding doors onto the garden. Further improvements include a part garage conversion providing a separate utility room with door to garden, engineered herringbone wood flooring and antique style column radiators. A particular feature of the property is its generous corner style plot with gardens wrapping around the side and rear. The additional space to the side offers exciting potential for an oversized garage and/or further extension (subject to necessary planning permissions.)

The accommodation comprises entrance porch, entrance hall, cloakroom/WC, sitting room with feature living flame fire, bay window to the front elevation and bi-folding doors onto the garden, a 23ft kitchen/dining/family room with skylight window and integrated appliances to include double oven, hob, fridge/freezer and dishwasher, a separate utility room, four first floor bedrooms and a stylish four-piece family bathroom. Outside, the property has off road parking for two to three vehicles and useful storage retained within the front section of the original garage. The generous gardens include lawned areas and a spacious porcelain tiled patio providing an excellent area for outdoor entertaining. The house is conveniently positioned for young families being located just across the playing field from the village primary school. (A/1337/M)

- Extended four bedroom detached house occupying generous plot
- Beautifully presented throughout
- 23ft open plan kitchen/dining/family room with bi-fold doors
- WC, utility room and four-piece family bathroom
- Gas radiator heating
- Wrap around plot with potential to extend
- Ample off road parking

GROUND FLOOR
810 sq.ft. (75.2 sq.m.) approx.

1ST FLOOR
527 sq.ft. (48.9 sq.m.) approx.



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TOTAL FLOOR AREA : 1337 sq.ft. (124.2 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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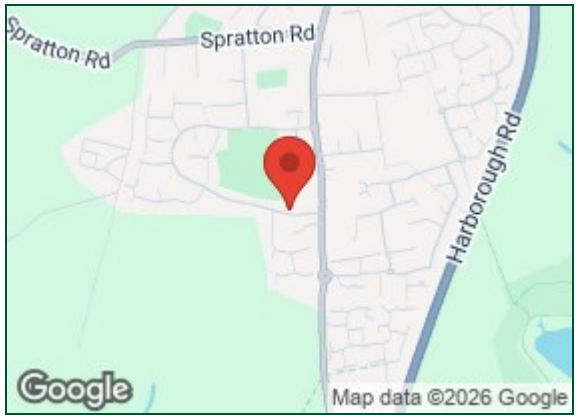

Additional information

- Council Tax Band: D
- Energy Efficiency Rating: 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.

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