



Froxhill Crescent

Brixworth, Northamptonshire

oriordanbond
SALES & LETTINGS



Froxhill Crescent

Brixworth
NN6 9BG

Price
£320,000

This extended three bedroom detached house with garage benefits uPVC double glazing, fascias and soffits, modern consumer unit and Worcestershire combination gas boiler (serviced every year), new thermal roof fitted to the sun room four years ago and a re-fitted kitchen installed in 2024. Whilst the property requires internal modernising, the footprint currently measures 1,111 ft² (excluding the garage) offering great living accommodation with potential to extend over the garage and kitchen (subject to planning permission.)

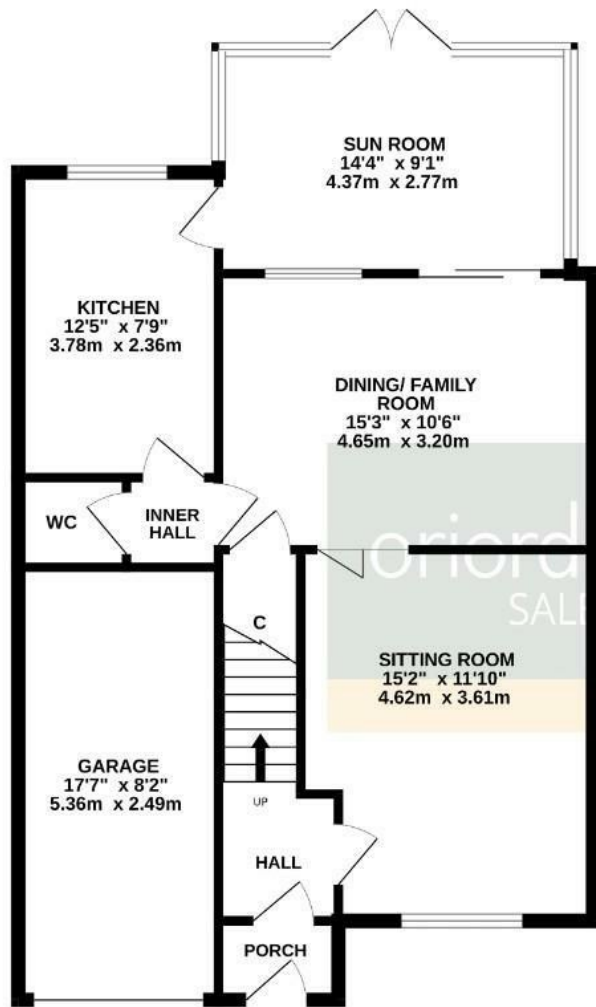
The property is located on the popular Froxhill development, within a couple of minutes walk to the primary school and St. Davids park. The accommodation comprises porch, entrance hall, sitting room with bow window, 15ft dining/family room, 14ft sun room, kitchen with integrated oven, hob and fridge/freezer and an inner hall giving access to WC and garage. First floor landing gives access to three bedrooms and a shower room. Outside is an open plan front garden laid to lawn which extends to the side of the property and a driveway providing off road parking giving access to the attached garage. There is a fully enclosed rear garden with new side pedestrian gate. (B/1111/M)

- Extended three bedroom detached home
- Two reception rooms and sun room
- Re-fitted kitchen
- Gas radiator heating
- Enclosed rear garden
- Off road parking and garage

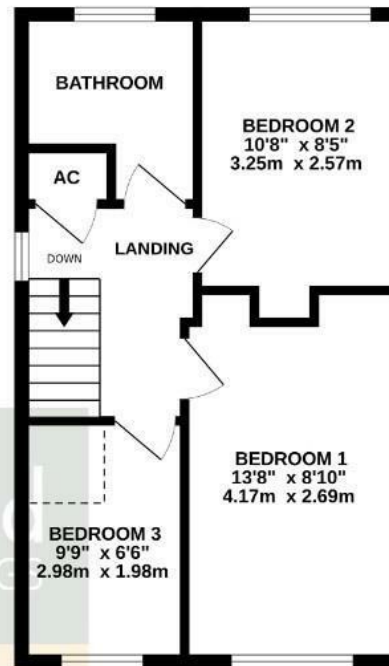




GROUND FLOOR
708 sq.ft. (65.8 sq.m.) approx.



1ST FLOOR
403 sq.ft. (37.4 sq.m.) approx.



SQFT EXCLUDING GARAGE

TOTAL FLOOR AREA : 1111sq.ft. (103.2 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: 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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