



# Broad Street

Brixworth, Northamptonshire

oriordanbond  
SALES & LETTINGS



# Broad Street

Brixworth  
NN6 9EB

Guide Price  
£400,000

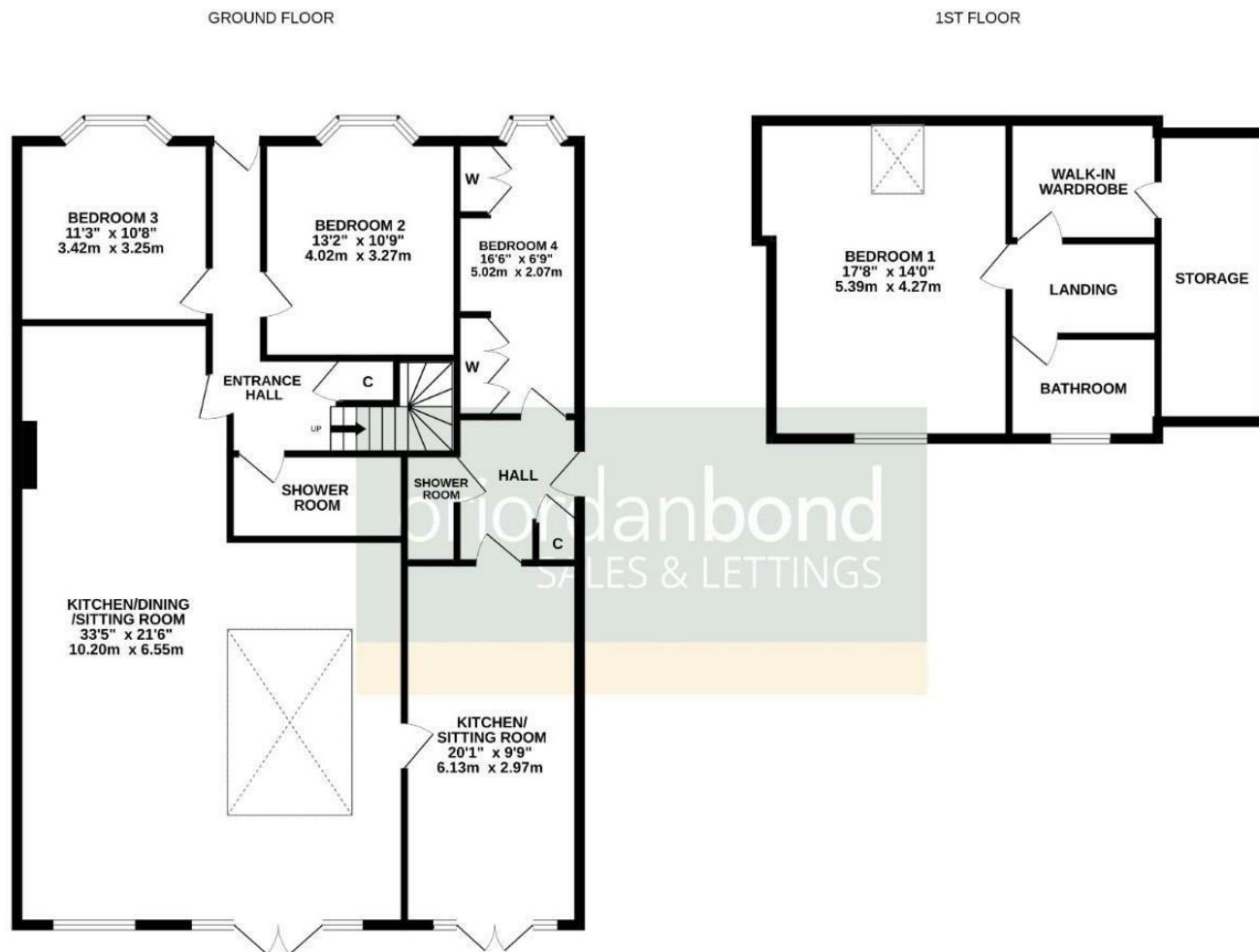
A deceptively spacious and exceptionally versatile property offering over 1,800 sq. ft. of accommodation, including a fully self-contained annexe, situated in the thriving village of Brixworth. Benefitting from a private rear garden measuring approximately 110ft x 40ft, off road parking and flexible living arrangements, this property represents excellent value for money and is ideal for multi-generational living or those seeking additional independent accommodation.

The main residence offers well planned and spacious accommodation comprising entrance hall leading through to an impressive 33ft x 21ft L-shaped open plan kitchen/dining/sitting area. This fantastic family space features a cosy wood burner within the sitting area, a well appointed kitchen with built-in appliances and a bright dining area enhanced by a roof lantern allowing plenty of natural light. The ground floor further benefits from two double bedrooms and a shower room while the first floor provides a generous principal bedroom complete with walk-in wardrobe and separate bathroom. Accessed from the dining area, as well as via its own private entrance from the side elevation, the fully self-contained annexe offers superb independent living space and comprises entrance hall with built-in cloaks cupboard, an open plan kitchen/dining/sitting room with integrated appliances and double doors opening onto the rear garden. There is also a double bedroom with fitted wardrobes and chests of drawers along with a separate shower room. Externally, the property enjoys a block paved driveway providing off road parking with gated pedestrian access leading to the beautifully maintained, fully enclosed rear garden. Extending to approximately 110ft x 40ft, the garden provides an excellent degree of privacy and a wonderful space for entertaining, growing your own veg or just relaxing. (B/1851/L)

- Spacious versatile property offering over 1,800 sq. ft. of accommodation
- Fully self-contained annexe with own entrance and access to main property
- Four bedrooms and three bathrooms in total
- 33ft x 21ft L-shaped open plan kitchen/dining/sitting area with roof lantern
- 110ft x 40ft private landscaped rear garden
- Off road parking







TOTAL FLOOR AREA : 1851 sq.ft. (172.0 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: 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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