27 Tibbs Way, Bugbrooke, Northampton, NN7 3RU

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27 Tibbs Way, Bugbrooke, Northampton, NN7 3RU

A modern four bedroom detached family home situated at the end of a quiet cul de sac in the popular Northants village of Bugbrooke. The accommodation comprises entrance hall, cloakroom, lounge, dining room, kitchen and utility room. To the first floor there are four bedrooms with a refitted ensuite to bedroom one and a family bathroom. Outside is a block paved driveway giving off road parking for several vehicles and leading to the integral garage. The good size rear garden is mainly laid to lawn and enjoys a sunny aspect and privacy.

Price £379,950 Freehold

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL
16'3 x 6'0
Enter via a UPVC double glazed front door with obscure glass leaded window with window to the side, tiled flooring, radiator, storage cupboard, stairs to first floor and doors leading to:-

CLOAKROOM
Comprising WC, wash hand basin and radiator.

LOUNGE
16'4 x 10'5
UPVC double glazed box bay window to the front, double radiator, gas coal effect fire with tiled hearth and an archway to:-

DINING ROOM
11'8 x 8'4
Double radiator and UPVC double glazed french doors to the garden.

KITCHEN
11'7 x 8'1
Fitted with a range of base and eye level units, modern worktops, tiled splashbacks, stainless steel sink and drainer with chrome mixer tap, built in oven, hob and extractor, plumbing for dishwasher, space for fridge/freezer, radiator, UPVC double glazed window to the rear and door to:-

UTILITY ROOM
8'7 x 5'2
Fitted with a range of base level units, plumbing for washing machine, stainless steel sink and drainer with chrome mixer tap, tiled splashbacks, space for dryer and an access door to the integral garage. UPVC double glazed window and UPVC double glazed door to the side and radiator.

FIRST FLOOR

LANDING
Loft access, airing cupboard housing the hot water tank, UPVC double glazed window to the side and doors leading to:-

BEDROOM ONE
11'3 x 10'8
UPVC double glazed window to the front, double built in wardrobe, radiator and door to:-

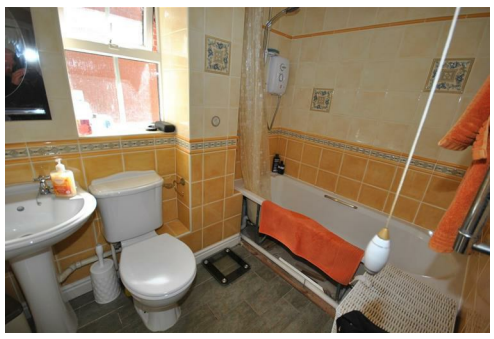
ENSUITE
6'4 x 5'0
A refitted suite comprising WC, wash hand basin in vanity unit with storage below, walk in shower with glass folding door and rain head and hand held shower attachment, extractor, spotlights and a tall chrome towel wall mounted radiator.

BEDROOM TWO
9'9 x 6'9
UPVC double glazed window to the rear and radiator.

BEDROOM THREE
8'5 x 6'8
UPVC double glazed window to the rear and radiator.

BEDROOM FOUR
8'10 x 7'2
UPVC double glazed window to the front, built in wardrobe and radiator.

BATHROOM
7'6 x 6'6
Suite comprising WC, wash hand basin, panel bath with shower, curtain and rail and a radiator.



OUTSIDE

FRONT GARDEN
A block paved frontage giving off road parking for several vehicles and enclosed by bushes and trees and leads to the integral garage. There is secure gated access to the side from front to rear.

INTEGRAL GARAGE
With metal up and over door, power and lighting. New gas wall mounted boiler and an access door leading to the utility room.

REAR GARDEN
A patio area with the remainder of the garden mainly laid to lawn with mature bushes and trees. The rear garden is enclosed by wood panel fencing and enjoys a sunny aspect and privacy.

SERVICES
Main drainage, gas, water and electricity are connected.

COUNCIL TAX
West Northamptonshire Council - Band D

LOCAL AMENITIES
Within the village of Bugbrooke there are three Public Houses, including The Wharf Pub/Restaurant on the canal, a local Convenience Stores/Newsagent, a Post Office, a Florist and a Hairdresser. There is also a Medical Centre with attached pharmacy, Community Centre and the Village Church. A bus service runs to and from Northampton Town Centre where a further range of shopping facilities can be found. Local Schooling includes Secondary Schooling at Bugbrooke Campion School and Bugbrooke Community Primary School in the High Street. Motorway access to junction 16 of the M1 is via the A45 giving access to Milton Keynes.

HOW TO GET THERE
From Northampton town centre take the A45 Weedon Road in a westerly direction heading towards Junction 16 of the M1 motorway. At the roundabout turn left where signposted to Kislingbury and proceed through the village and on to Bugbrooke. Proceed through the village of Bugbrooke along the High Street and onto Camp Hill. Turn left into Camp Close and then first left again into Tibbs Way where the property can be found right at the end of the cul de sac on the right hand side tucked away in the corner.

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DOIMB09042026/0349