



Olde Forde Close

Brixworth, Northamptonshire

oriordanbond
SALES & LETTINGS



Olde Forde Close

Brixworth
NN6 9XF

Guide Price
£650,000

A substantial six double bedroom detached home constructed by Messrs David Wilson Homes in 2000. The property is located in a highly regarded and sought after cul-de-sac, on the desirable Ashway development, within the thriving village of Brixworth. The property has been extensively extended to include a loft conversion, part double garage conversion and a ground floor addition to the rear.

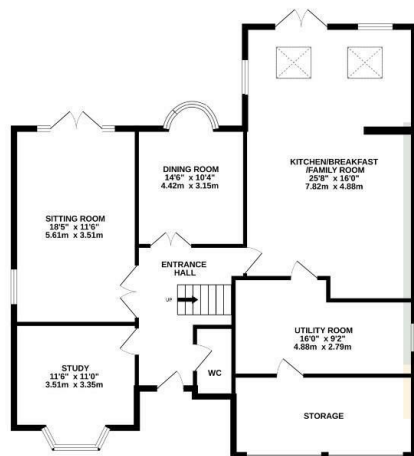
The accommodation comprises spacious entrance hall with impressive split-level staircase, cloakroom/WC, sitting room, formal dining room with bandstand style walk-in bay window, study with walk-in bay window, 25' kitchen/breakfast/family room with under floor heating, Velux windows and centre isle. The kitchen includes two electric ovens with electric hob over and two dishwashers. There is a 16' utility room and 17' store room (formally the garage.) Split-level first floor landing with study area and staircase rising to the second floor. To the first floor is the master bedroom with built-in wardrobes and a further walk-in wardrobe with modern en-suite shower room, second bedroom with built-in wardrobes and a modern en-suite shower room, two further double bedrooms with fitted wardrobes and a modern family bathroom. To the second floor are two further double bedrooms with eaves storage cupboards and a shower room. Outside is a large front garden with off road parking for several cars and a fully enclosed low maintenance rear garden measuring approximately 45ft x 45ft. (A/2680/M)

- Substantial six bedrom detached residence
- Two en-suite bedrooms
- Three reception rooms
- 25' kitchen/breakfast/family room with under floor heating
- Enclosed low maintenance rear garden
- Ample off road parking and part converted double garage

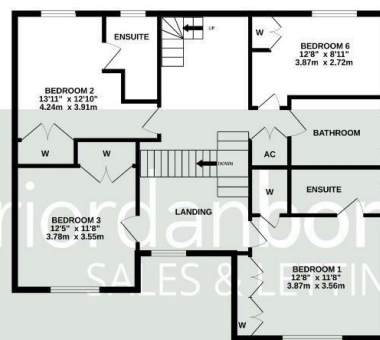




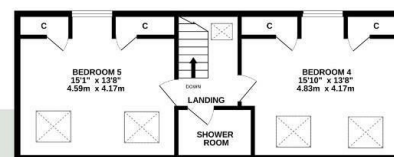
GROUND FLOOR
1259 sq.ft. (117.0 sq.m.) approx.



1ST FLOOR
950 sq.ft. (88.2 sq.m.) approx.

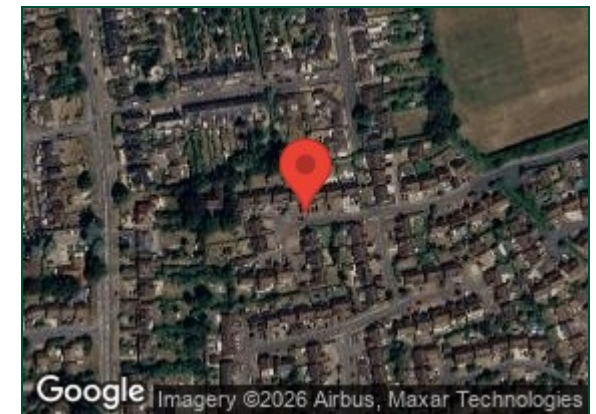


2ND FLOOR
505 sq.ft. (46.9 sq.m.) approx.



TOTAL FLOOR AREA : 2714 sq.ft. (252.2 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: G
- 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.

O'Riordan Bond Brixworth Sales

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