

**8 Woodsfield
Brixworth
NORTHAMPTON
NN6 9DP**

Guide Price £280,000



- **STUNNING VIEWS**
- **SCOPE TO IMPROVE**
- **SPACIOUS LOUNGE**
- **SOUGHT AFTER VILLAGE**

- **NO CHAIN**
- **THREE BEDROOMS**
- **GENEROUS PLOT**
- **ENERGY EFFICIENCY RATING: C**

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PERSONAL • PROFESSIONAL • PROACTIVE

Enjoying stunning views across undulating countryside and the historic Saxon church, this three bedroom semi detached home offers excellent scope to improve and extend (subject to the necessary statutory consents). Set on a generous plot on the western edge of the highly sought after village of Brixworth, the property presents a fantastic opportunity for those looking to create their ideal family home.

The current accommodation comprises an entrance porch, entrance hall, a generously sized lounge, kitchen/dining room, and a conservatory overlooking the garden. A lobby, utility room, WC, and a useful storage room complete the ground floor. To the first floor are three bedrooms and a family bathroom. Further benefits include gas central heating, uPVC double glazing, and a driveway providing off-road parking.

This is a superb chance to secure a home in a desirable village location, with endless potential to enhance both the layout and value.

Ground Floor

Entrance Porch

Approached via the entrance door, with windows to the front and side aspects providing natural light. Door leading to:

Entrance Hall

Stairs rising to the first floor, radiator, and doors to the Lounge and Kitchen/Diner

Lounge

13'8" x 12'8" (4.19m x 3.88m)

A generously sized reception room with a window to the rear aspect, radiator, feature fireplace, and wall lights. Connecting door to the dining area.

Kitchen/Diner

18'9" x 8'4" (5.73m x 2.55m)

A bright space featuring a window to the front aspect enjoying stunning countryside views. Fitted with a sink unit set into a range of base units with work surfaces over, tiled splashbacks, and plumbing for a dishwasher or washing machine. Gas hob, radiator, and patio doors opening to the conservatory. Door to lobby.

Conservatory 2.55m x 2m

Windows to the side aspects, two radiators, and doors leading to the rear garden

Lobby

Door to the side aspect, with further doors to:

Utility Room

4'10" x 4'5" (1.49m x 1.37m)

Window to the front aspect. Fitted with a base unit and work surface over, plumbing for a washing machine.

WC

Window to the front aspect and fitted with a low level WC.

Store Room

7'11" x 7'2" (2.42 x 2.2m)

A useful storage room providing excellent additional space.

First Floor

Landing

Window to the front aspect enjoying views, loft access, and doors to all bedrooms and the bathroom.

Bedroom One

12'3" x 12'8" (3.74m x 3.88m)

A spacious double bedroom with a window to the rear aspect, radiator, and built-in cupboard.

Bedroom Two

12'7" x 8'3" (3.86m x 2.54m)

Another double bedroom with a window to the rear aspect, radiator, and cupboard.

Bedroom Three

8'7" x 7'8" (2.62m x 2.34m)

Window to the front aspect enjoying wonderful views, radiator.

Wet Room

5'10" x 5'3" (1.78m x 1.61m)

Window to the side aspect, fitted with a low level WC, pedestal wash hand basin, electric shower, and fully tiled walls.

Externally

Front Garden

Hedge border to the front, driveway providing off road parking, established shrubs, pathway to the entrance porch, and gate leading to a covered area/car port.

Rear Garden

A good sized garden featuring a patio area, lawn, and a wide variety of shrubs, all enjoying beautiful views towards the Saxon church.

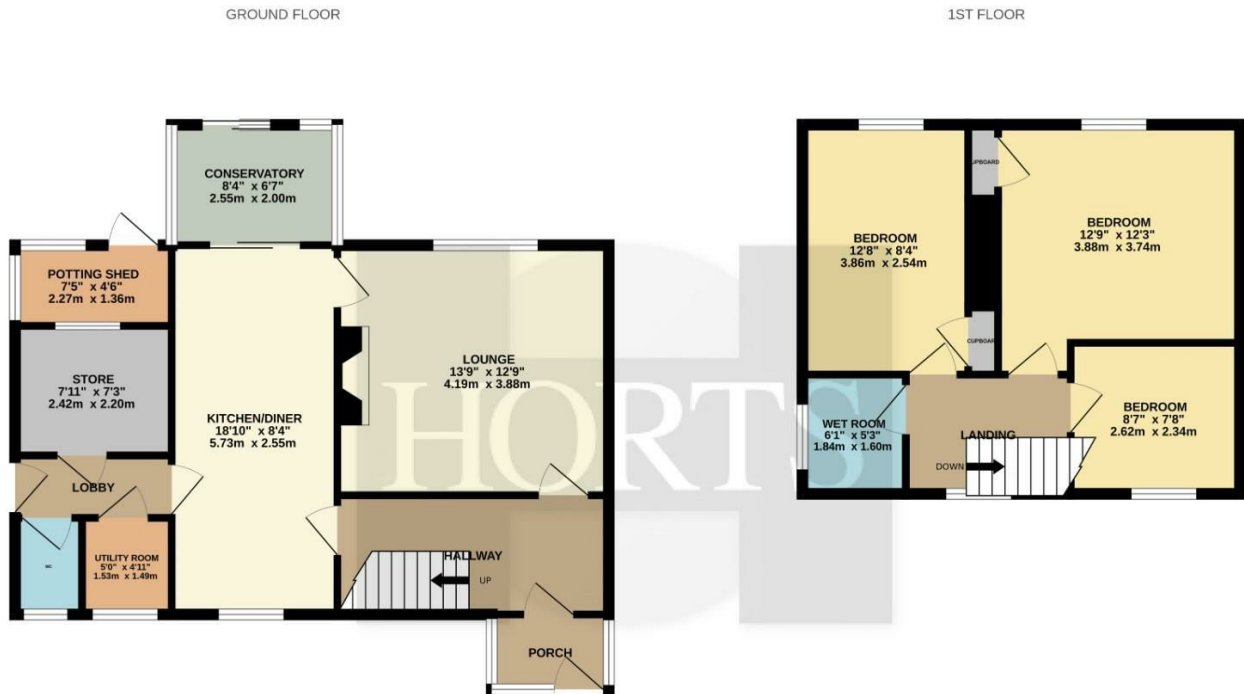
Agents Notes

West Northamptonshire Council

Council Tax Band: B

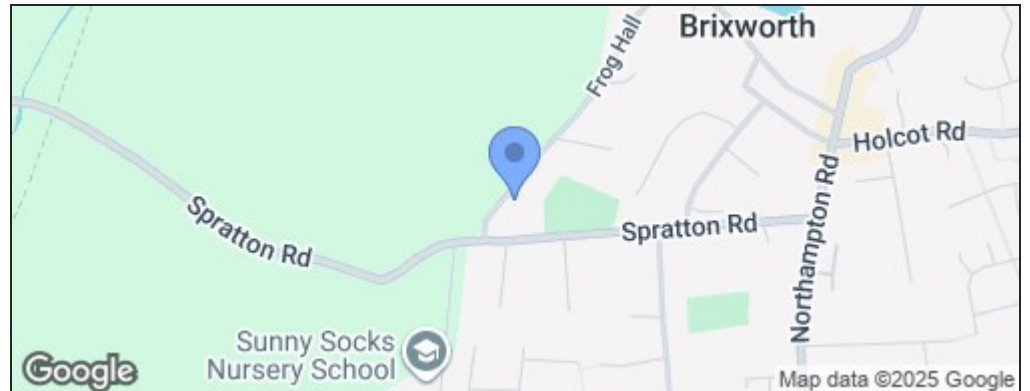






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.