



Brackenborough
Brixworth, Northamptonshire

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SALES & LETTINGS



Brackenborough

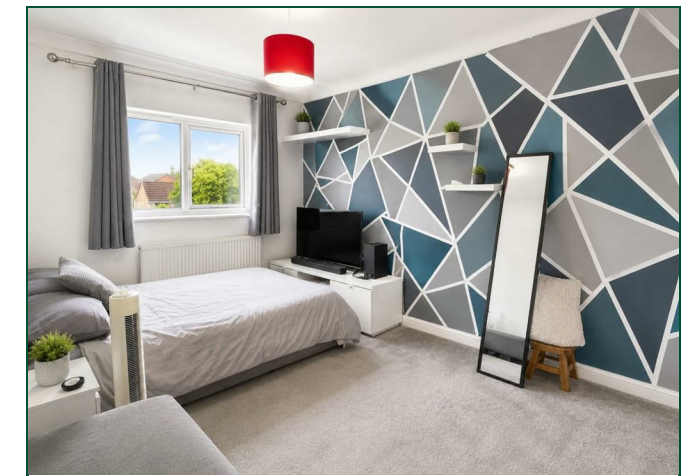
Brixworth
NN6 9JW

Offers Over
£460,000

A beautifully presented and extended detached family home occupying a generous corner plot. The property is situated in a cul-de-sac location, within easy walking of all the local amenities, in the thriving village of Brixworth. The property has a two storey extension to the side and now offers floor space of 1900 square feet which has been refurbished to a high standard.

The accommodation includes entrance hall, cloakroom/WC, sitting/dining room with log burner and French doors to the rear opening into the uPVC double glazed conservatory, an open plan kitchen/breakfast/family room with utility area and central island, ground floor bedroom five/study with en-suite bathroom including Jacuzzi bath, first floor landing, large master bedroom with dual aspect, walk-in wardrobe and en-suite shower room, three further bedrooms (two with built-in wardrobes) and a large re-fitted four-piece family bathroom suite with separate shower cubicle. Outside is a block paved driveway to the front providing off road parking for two to three cars and a further driveway to the rear leading to a single garage with electric shutter door and uPVC double glazed side door to the rear garden. The gardens extending to the side and rear are fully enclosed and landscaped. Further benefits include uPVC double glazing and gas radiator heating with updated boiler. (A/1910/M)

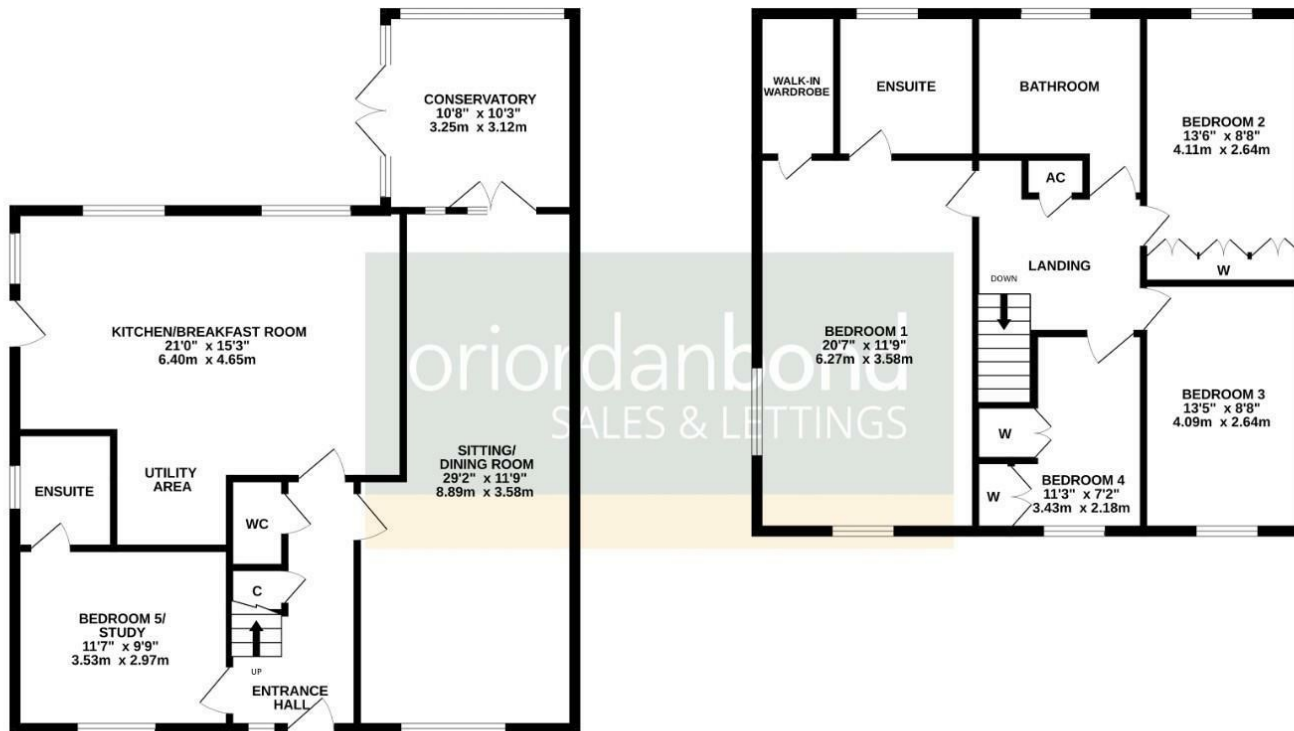
- Extended four/five bedroom detached home
- Two en-suite bedrooms
- Open plan kitchen/breakfast/family room with utility area
- Gas radiator heating
- Landscaped gardens
- Ample off road parking and garage with electric shutter door





GROUND FLOOR
1020 sq.ft. (94.8 sq.m.) approx.

1ST FLOOR
890 sq.ft. (82.7 sq.m.) approx.



TOTAL FLOOR AREA : 1910 sq.ft. (177.4 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: D
- 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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