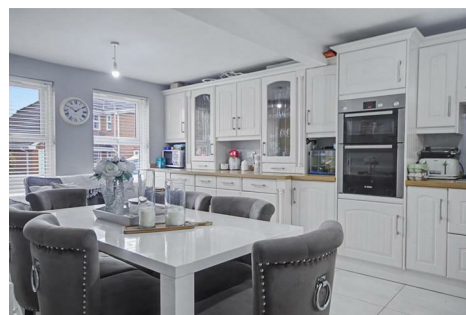
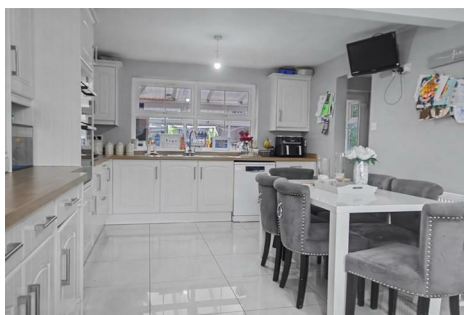


**16 The Ashway  
Brixworth  
NORTHAMPTON  
NN6 9TZ**

**£475,000**



- **BEAUTIFULLY PRESENTED**
- **DOUBLE GARAGE**
- **FOUR BEDROOMS**
- **CUL DE SAC LOCATION**

- **KITCHEN/DINING ROOM**
- **SOUGHT AFTER VILLAGE**
- **ENSUITE**
- **ENERGY EFFICIENCY RATING: TBC**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

A beautifully presented modern four bedroom detached family home, built by Bryant Homes to their sought after Richmond specification. Occupying a generous plot, the property is located in a small close within the highly desirable village of Brixworth. The accommodation comprises an entrance hall, cloakroom/WC, lounge, refitted open plan kitchen/dining room and utility room. To the first floor is the principal bedroom with ensuite, three further bedrooms and a family bathroom. Further benefits include double glazing, gas radiator heating, gardens to the front, side and rear, an attached double garage and driveway providing off road parking.

## **Ground Floor**

### **Entrance Hall**

Accessed via the front door, with stairs rising to the first floor, radiator, and decorative coving to the ceiling. Doors lead to:

### **Cloakroom**

Obscure double glazed window to the front, modern two piece suite comprising low level WC and wash hand basin set into a vanity unit, tiled splashbacks, radiator, and laminated flooring.

### **Lounge**

19'7" x 11'3" (5.97 x 3.43)

Light filled room with two front facing windows and multi paned double doors opening onto the rear garden. Features a gas fireplace with timber surround, marble insert and hearth, two radiators, TV point, wall lights, and decorative coving to the ceiling.

### **Kitchen/Diner**

19'7" x 11'5" (5.97 x 3.48)

Two front facing windows and a rear window. Fitted with a one and a half bowl stainless steel sink set into a comprehensive range of base units with cupboards and drawers, complemented by matching wall units and an upright cabinet. Equipped with double oven, five ring gas hob with extractor, plumbing for a dishwasher, tiled splashbacks, and ample work surfaces. Radiator, coving to ceiling, and door to:

### **Utility Room**

6'3" x 6'0" (1.91 x 1.85)

Door to conservatory, radiator, wall mounted gas boiler with timer control, work surface, tiled splashbacks, plumbing for washing machine, space for tumble dryer and fridge, plus wall mounted storage unit.

### **Conservatory**

UPVC and brick built conservatory with double doors opening onto the rear garden.

## **First Floor**

### **Landing**

Window to the front, loft access, and doors to:

### **Bedroom One**

11'10" x 10'7" (3.63 x 3.25)

Rear facing window, radiator, and door to:

### **Ensuite**

Obscure rear window, modern suite comprising fully tiled shower enclosure, low level WC, pedestal wash hand basin, shaver socket, extractor fan, and radiator.

**Bedroom Two**

11'6" x 8'9" (3.51 x 2.67)

Rear facing window, radiator, and built-in wardrobe.

**Bedroom Three**

11'8" x 7'4" (3.58 x 2.24)

Front facing window, radiator, and TV point.

**Bedroom Four**

10'11" x 6'11" (3.33 x 2.13)

Front facing window and radiator.

**Bathroom**

Rear facing window, suite comprising panelled bath with power shower over, pedestal wash hand basin, low level WC, extractor fan, and radiator.

**Externally****Front Garden**

Well established with flowers and shrubs, and a large driveway providing off road parking.

**Garage**

Double garage with up and over doors, power and light connected, and access to the rear garden.

**Rear Garden**

Generous westerly facing garden, fully enclosed and featuring an extensive patio, large lawn, second patio area, and mature planting with a variety of flowers and shrubs. Side access via a gated path.

**Agents Notes**

Council Tax Band: E



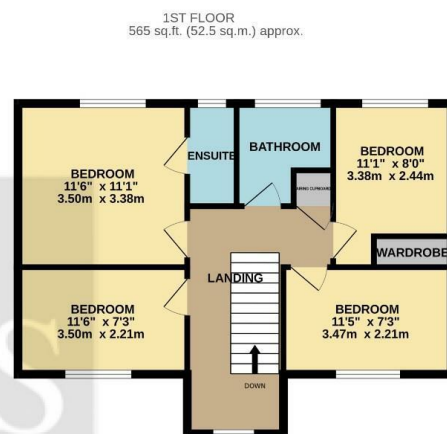
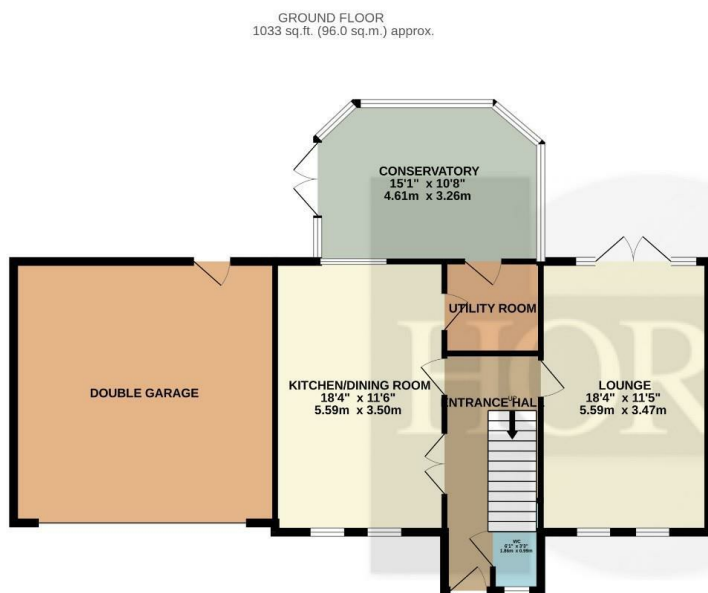











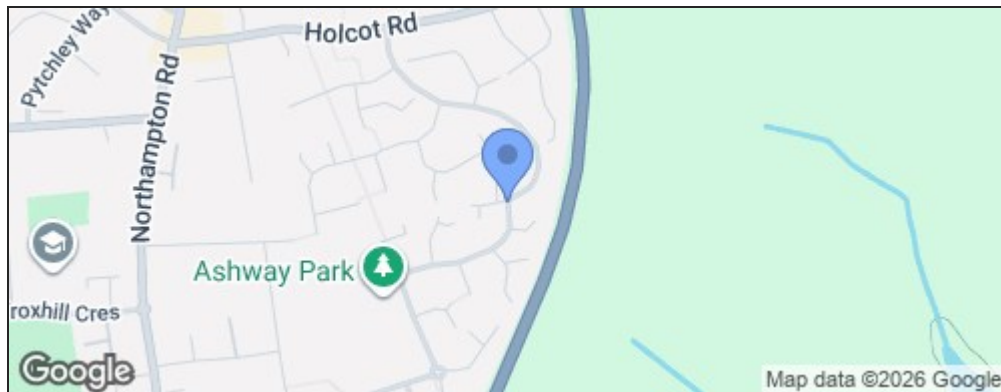


TOTAL FLOOR AREA : 1599 sq.ft. (148.5 sq.m.) approx.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>64</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		<b>64</b>
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



## Disclaimer

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.