

NEW INSTRUCTION



ST DAVID'S CLOSE

Brixworth, Northampton, NN6 9EA



DAVID COSBY
ESTATE AGENTS



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Total GIA Floor Area | Approx. 68 sqm (732 sqft)

Features

- Two-bedroom semi-detached bungalow
- No onward chain
- Quiet cul-de-sac position
- Desirable Brixworth village
- Extended kitchen/dining room
- French doors to the garden
- South-facing rear garden
- Off-road parking

Description

A well-presented, extended two-bedroom semi-detached bungalow, quietly positioned within a cul-de-sac setting close to St David's Park, in the established village of Brixworth. The property occupies a comfortable plot with off-road parking to the front and a south-facing garden to the rear, offering a good balance of privacy, sunlight, and practicality.

The accommodation is neatly arranged and centres around a welcoming entrance hall, leading to a centrally positioned sitting room and an extended kitchen/dining room that opens directly onto the rear garden. There are two bedrooms to the front of the bungalow, together with a modern shower room, making the layout well suited to a range of buyers seeking single-storey living.

Brixworth is a well-served Northamptonshire village, offering a range of local amenities, schooling, and community facilities, together with easy access to surrounding countryside and nearby transport links. The location provides a convenient balance between village life and access to Northampton and the wider road network, making it a practical and appealing setting for day-to-day living.



A well presented, extended two-bedroom semi-detached bungalow in a quiet cul-de-sac setting in Brixworth, offering a bright kitchen/dining extension opening to a south-facing garden and off-road parking.

The Property

Entrance Hall

Accessed via a traditional four-panel entrance door with decorative glazed lights and a three-bar locking mechanism, the entrance hall provides a welcoming first impression. The floor is fitted with plush cut-pile carpeting incorporating a fitted entrance mat, while the walls are finished in neutral two-tone emulsion with profiled picture rails and coving.

Recessed ceiling downlights provide artificial lighting, and a hinged ceiling hatch gives access to the roof void. Traditional-style panelled doors open to the bedrooms, sitting room, and shower room, while an open archway leads through to the main kitchen and dining area.

A useful walk-in storage cupboard, accessed via double swing doors, is fitted with shelving and hanging rails and also houses the gas-fired boiler and electric consumer unit.

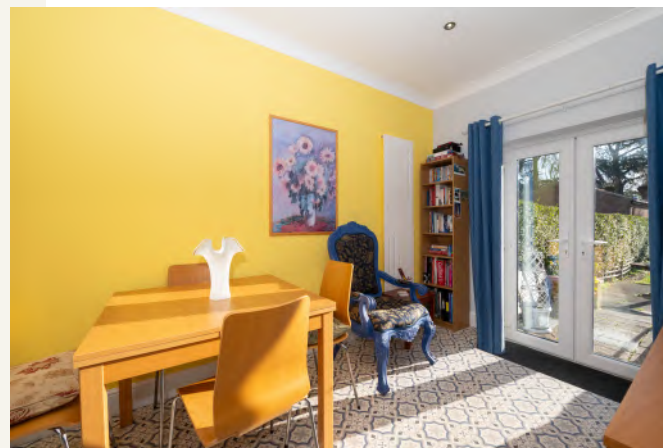
Sitting Room

Centrally positioned within the bungalow, the sitting room is a well-proportioned space with excellent natural light. Light filters through from the adjoining kitchen and dining areas and is supplemented by a centrally placed Velux rooflight. The floor is laid with cut-pile carpeting. A chamfered fireplace provides a focal point, set on a geometric tiled hearth and surround with an oak mantel above, and currently fitted with an electric stove-effect fire.

Kitchen / Dining Room Area

The kitchen/dining area makes effective use of the rear extension and enjoys plentiful south-facing natural light. To the left-hand side, the dining area provides a well-proportioned space for formal dining and entertaining, with French doors opening onto the raised patio—creating an easy connection between inside and out.

The kitchen is fitted with a good range of modern Shaker-style base and wall units in dark blue with chrome handles, complemented by geometric tiled splashbacks. Base units are topped with marble-effect roll-top work surfaces, and natural light is provided by a two-unit side casement window together with a rear-facing window above the sink. A 1½ bowl stainless-steel sink with mixer tap and adjustable hose spray is positioned beneath the rear window. Integrated appliances include an electric oven, four-burner induction hob, two-door fridge/freezer, washing machine, dishwasher, and a cooker hood. Underfloor heating serves the space.



The Property

Bedroom One

A pleasant double bedroom positioned to the front left-hand side of the property, featuring a segmental bay window that provides good natural light. The walls are part-finished with decorative lining paper and detailed with profiled picture rails, while the ceiling is finished with perimeter coving.

The floor is fitted with good-quality cut-pile carpeting, and built-in storage is provided by a corner five-door wardrobe with fitted shelving and hanging rails.

Bedroom Two

A single bedroom positioned to the front right-hand side of the property, featuring a corner four-unit window that provides excellent natural light. Cut-pile carpeting continues through from the entrance hall, and the walls are neutrally finished with perimeter coving.

Currently arranged as a home office, the room offers flexible use depending on requirements.

Shower Room

Accessed from the entrance hall, the shower room is fitted with a modern three-piece suite comprising a double-width shower enclosure with full-height ceramic tiling, a WC with concealed cistern, and a ceramic wash hand basin set within a full-width vanity unit with storage below.

The walls are finished with half-height ceramic tiling with decorative lining paper above. A large frosted two-unit window provides good natural light and ventilation, and heating is via a panel radiator.

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Grounds

Front Aspect

The property is set back from St David's Close and approached via a generous off-road parking area providing space for up to three vehicles. The frontage is bounded by low-level red-brick walls with chamfered copings, with a small, planted bed to the front left-hand corner incorporating a rose bush.

The front elevation presents as an attractive 1950s façade of brick and part render beneath hipped tiled roofs, with a tiled gable to the bay window. A pathway runs along the side, leading to the recessed entrance porch with steps and a brick arch, and a traditional-style panelled front door with decorative glazed lights.

Gated side access leads through to the rear garden.

Rear Garden

The rear garden is a particularly pleasant, south-facing space, arranged with a central lawn and raised planter beds. Immediately to the rear of the bungalow is a raised patio terrace enjoying excellent sunlight, with French doors providing direct access to the kitchen and dining area.

A gently sloping ramp with decorative metal balustrade leads down to a further seating area, well suited to outdoor dining and entertaining. A pathway continues to the far end of the garden where there is a substantial hardstanding area, together with a good-sized timber potting shed and a separate profiled steel storage shed.

Boundaries are formed by closed-board timber fencing to the right-hand side and a well-maintained privet hedge to the left.



Location

Brixworth is a picturesque and thriving village located about 6 miles north of Northampton. It has a strong sense of community and offers a range of local amenities, including shops, cafes, and two traditional pubs: The Coach & Horses and The George. The village also provides essential services, such as a post office, a Co-op store, a library, and a doctors' surgery, ensuring residents have convenient access to everyday needs.

The village is well-connected by the A508, making it convenient for commuters heading to Northampton, Market Harborough, and further afield via the nearby M1 and mainline rail services. For outdoor enthusiasts, Brixworth Country Park, adjacent to the scenic Pitsford Reservoir, provides opportunities for walking, cycling, fishing, and birdwatching. The reservoir is a hub for outdoor activities, with its 7-mile trail perfect for leisurely strolls and cycling.

Brixworth provides excellent schooling options. The local Brixworth Primary School is a state school catering to children aged 4-11 and nearby secondary schools include Guilsborough Academy, Moulton School and Science College, and Northampton School for Boys. For private education, Spratton Hall and Pitsford School are highly regarded, offering education from prep through to secondary.

Property Information

Local Authority: West Northamptonshire Council (Northampton Area)

Services: Water, Drainage, Gas & Electricity

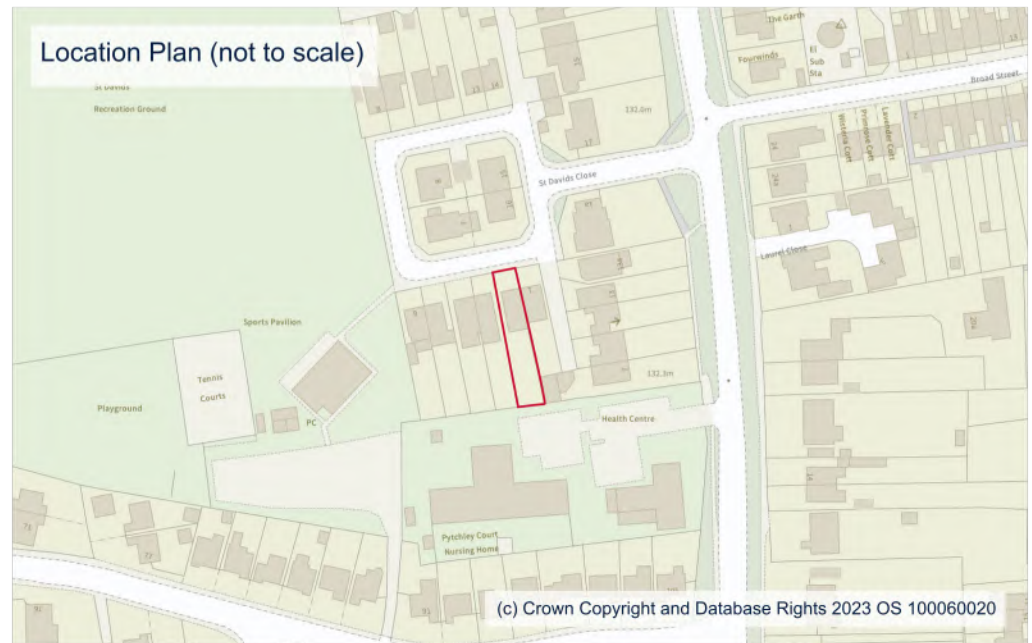
Council Tax: Band B **EPC:** Rating D

Tenure: Freehold **Broadband:** Ultrafast - 1800Mbps download

Important Notice

Whilst every care has been taken with the preparation of these Sales Particulars, complete accuracy cannot be guaranteed, and they do not constitute a contract or part of one. David Cosby Chartered Surveyors have not conducted a survey of the premises nor tested services, appliances, equipment, or fittings within the property and therefore no guarantee can be made that they are in good working order. No assumption should be made that the property has all necessary statutory approvals and consents such as planning and building regulations approval. Any measurements given within the particulars are approximate and photographs are provided for general information and do not infer that any item shown is included in the sale. Any plans provided are for illustrative purposes only and are not to scale. In all cases, prospective purchasers should verify matters for themselves by way of independent inspection and enquiries. Any comments made herein on the condition of the property are provided for guidance only and should not be relied upon.

Please note that upon acceptance of an offer and in compliance with Anti-Money Laundering (AML) legislation we will need to undertake proof of identity and source of funds checks for each purchaser at a cost of £25 per person.



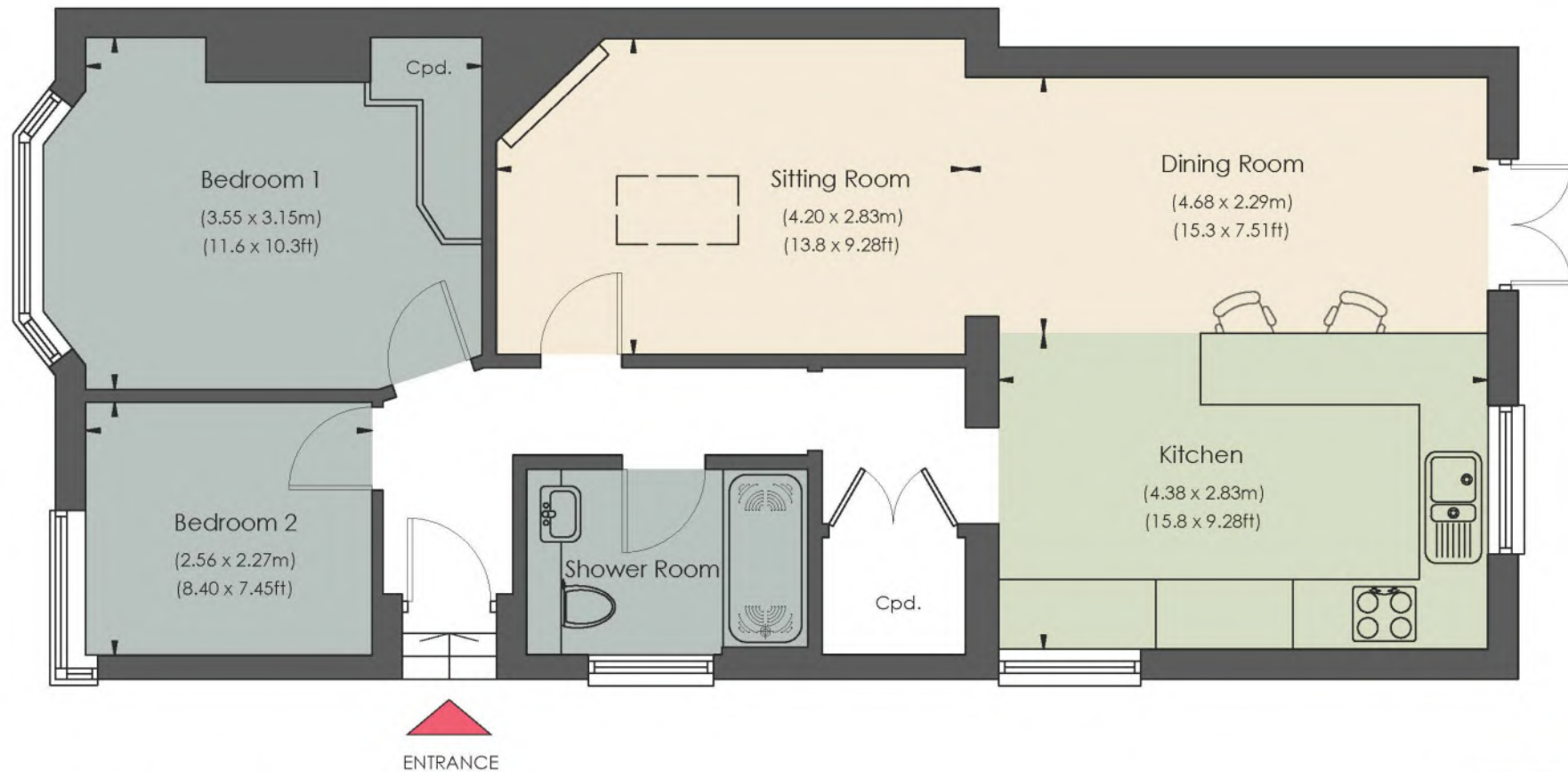
St David's Close, Brixworth

Approximate GIA (Gross Internal Area) = 68 sqm (732 sqft)



David Cosby Chartered Surveyors & Estate Agents

This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



FLOOR GIA = 68 sqm (732 sqft)





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