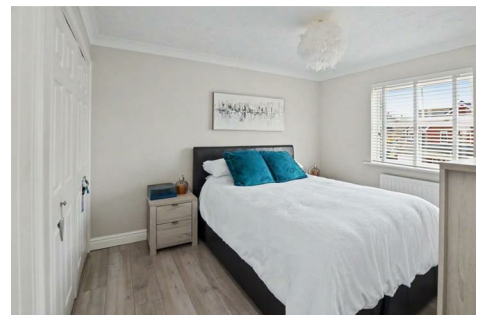


**27 Tibbs Way
Bugbrooke
NORTHAMPTON
NN7 3RU**

£379,950



- **DETACHED FAMILY HOME**
- **CUL-DE-SAC LOCATION**
- **TWO RECEPTION ROOMS**
- **REFITTED EN-SUITE TO BEDROOM ONE**
- **DRIVEWAY & GARAGE**

- **FOUR BEDROOMS**
- **CAMPION SCHOOL CATCHMENT**
- **DOWNSTAIRS CLOAKROOM**
- **ENCLOSED REAR GARDEN**
- **ENERGY RATING: TBC**

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PERSONAL • PROFESSIONAL • PROACTIVE

Tucked away in a cul-de-sac in this sought-after village, this well-presented family home offers spacious accommodation. The ground floor features an entrance hall, cloakroom, lounge, separate dining room, kitchen, and a utility room.

Upstairs, there are four bedrooms, including a master with a refitted en-suite, along with a family bathroom.

Externally, the property benefits from a block-paved driveway providing off-road parking and access to the garage, while the rear boasts a private, enclosed garden. Additional advantages include uPVC double glazing throughout and gas radiator heating.

Ground Floor

Entrance Hall

Enter via obscured glass panel double glazed door, window to front aspect, stairs rising to first floor, storage cupboard, doors to cloakroom, kitchen and lounge.

Cloakroom

Fitted with a two piece suite comprising low level WC, pedestal sink, tiled splash backs.

Lounge

16'4" x 10'8" (5 x 3.27)

Bay window to front aspect, opening to dining room.

Dining Room

11'9" x 8'5" (3.59 x 2.58)

French doors leading to rear garden, door leading to kitchen.

Kitchen

11'9" x 8'1" (3.59 x 2.48)

Fitted with a range of wall and base level units with work surfaces over, stainless steel sink and drainer unit with mixer tap over, built in electric oven, fitted gas hob with extractor hood over, tiled splash backs, space for dishwasher, space for fridge/freezer, window to rear aspect, tiled flooring, door leading to utility room.

Utility Room

8'8" x 5'2" (2.66 x 1.59)

Base level units with work surfaces over, stainless steel sink and drainer units with mixer tap over, space and plumbing for washing machine, door to rear garden, window to rear aspect, door to garage.

First Floor

Landing

Window to side aspect, doors to all rooms.

Bedroom One

11'3" x 9'6" (3.45 x 2.91)

Window to front aspect, built in wardrobe, door to en suite.

En Suite

Re fitted with a three piece suite comprising low level WC, vanity unit with inset sink, shower cubicle with fitted shower, full height tiled walls, extractor fan.

Bedroom Two

6'9" x 9'11" (2.07 x 3.03)

Window to rear aspect.

Bedroom Three

8'6" x 6'9" (2.60 x 2.07)

Window to rear aspect.

Bedroom Four

8'0" x 7'2" (2.46 x 2.20)

Window to front aspect, built in cupboard over the stairs.

Family Bathroom

Fitted with a three piece suite comprising low level WC, pedestal sink, panel bath with electric shower over, full height tiling to all walls, obscured window to side aspect.

Externally**Front Garden**

Block paved driveway providing off road parking for two vehicles, access to garage.

Rear Garden

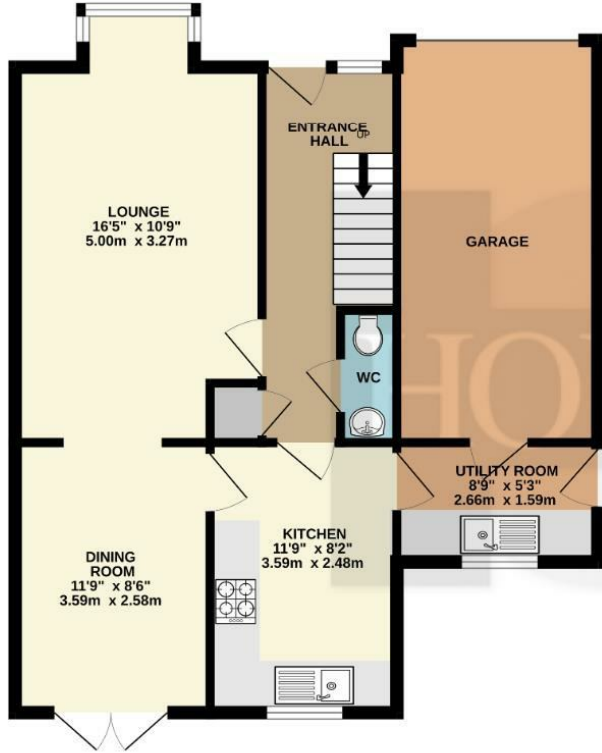
Laid mainly to patio and lawn, various established trees and shrubs, enclosed by timber fencing, hard standing for shed, gated side access.

Agents Notes

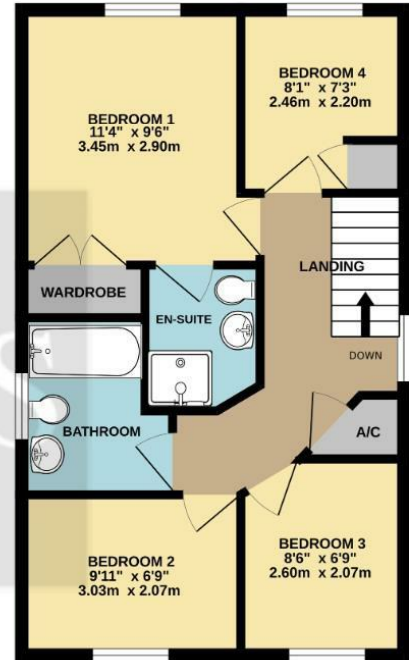
Council Tax Band: D



GROUND FLOOR
680 sq.ft. (63.2 sq.m.) approx.



1ST FLOOR
468 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA: 1148 sq.ft. (106.7 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) 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	



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.