

**16 Portwey Close  
Brixworth  
NORTHAMPTON  
NN6 9XE**

**£600,000**



- **SPACIOUS FIVE BEDROOM DETACHED HOME**
- **THREE GENEROUS RECEPTION AREAS**
- **THREE BATHROOMS**
- **NO CHAIN**

- **STUNNING PRINCIPAL SUITE**
- **MODERN FITTED KITCHEN**
- **DOUBLE GARAGE**
- **ENERGY PERFORMANCE CERTIFICATE: C**

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Occupying a generous and private plot within a quiet cul-de-sac on the highly sought Ashway development in the desirable village of Brixworth, is this beautifully presented and thoughtfully extended five-bedroom detached family home. Originally constructed by David Wilson Homes in 2000, the property has been significantly enhanced to provide exceptional and versatile family accommodation, most notably a striking principal bedroom suite with reservoir views, created as part of a loft conversion in 2021.

The accommodation briefly comprises a spacious reception hall with cloakroom/WC and a separate study/playroom. Double doors lead to the impressive 23' 5" sitting room, featuring an open 'Minster' style fireplace with coal effect gas fire and French doors opening out to the rear garden. At the heart of the home is a generous open plan kitchen/dining/family room. The kitchen is fitted with a comprehensive range of cream Shaker style cabinets with solid oak work surfaces, incorporating an induction hob, double oven, extractor, integrated dishwasher and wine cooler. Adjoining the kitchen is a practical utility room with further storage and plumbing for laundry appliances. To the first floor are four double bedrooms, including a guest bedroom with ensuite shower room, and a modern family bathroom with paneled bath, separate shower cubicle, WC, and wash basin. The second floor is dedicated to a show stopping principal bedroom suite. This luxurious space includes a fully fitted dressing area, far reaching reservoir views, and a stunning ensuite bathroom complete with a double width bath, walk-in rainfall shower with body jets, twin vanity basins, WC, and underfloor heating.

Outside, the property enjoys a large east facing rear garden offering excellent privacy. There is ample off road parking, a detached double garage, and additional storage. The property further benefits from UPVC double glazing and gas radiator central heating.

## **Ground Floor**

### **Entrance Hall**

Entered via a composite door to the front, the generous reception hall includes a window to the front aspect, stairs rising to the first floor with an under stairs storage cupboard, coving to ceiling, and radiator. Doors lead to:

### **Cloakroom/WC**

Window to the side aspect, low level WC, wall mounted wash hand basin with tiled splashback, and radiator.

### **Study/Playroom**

11'1" x 9'1" (3.4m x 2.79m )

A versatile room ideal for home working or as a playroom, with windows to both front and side aspects, coving to ceiling, radiator, and loft access.

### **Lounge**

23'5" x 11'8" (7.14m x 3.56m)

A spacious dual aspect room with bay window to the front and French doors opening to the rear garden. Features include coving to ceiling, TV point, and a focal point 'Minster' style fireplace with sandstone hearth and coal effect gas fire. Double doors connect to the hallway.

### **Kitchen/Dining/Family Room**

21'9" max x 14'11" max plus 10'6" x 6'7" (6.63m max x 4.56m max plus 3.21m x 2.01m)

This fabulous L-shaped open plan room is the heart of the home, offering excellent space for family life and entertaining. Overlooking the rear garden through multiple windows and French doors, it comprises a beautifully refitted kitchen with cream Shaker-style units, oak work surfaces, and a range of integrated appliances including a double oven, induction hob, extractor, dishwasher, and wine cooler. There's space for a large fridge/freezer, tiled flooring throughout, two radiators. Door to:

### **Utility Room**

7'9" x 5'1" (2.38m x 1.55m)

Fitted with base units and work surfaces, stainless steel sink with mixer tap, space and plumbing for a washing machine and tumble dryer, tiled flooring, radiator, and door to the side of the property.

### **First Floor**

#### **Landing**

Stairs rising to the second floor, and doors to all rooms.

#### **Bedroom Two**

13'5" x 11'6" (4.11m x 3.51m)

A generous double bedroom with window to the front, built in double wardrobe, radiator, and access to:

#### **Ensuite**

Fitted with a modern suite comprising double shower cubicle, pedestal wash hand basin, low level WC, Karndean flooring, radiator, and window to the front.

#### **Bedroom Three**

11'8" x 10'7" (3.58m x 3.23m)

A further double room with two windows to the front and radiator. Currently used as a home office.

#### **Bedroom Four**

16'9" max x 9'3" max (5.11m max x 2.84m max)

Spacious double bedroom with two windows overlooking the rear garden and two radiators.

#### **Bedroom Five**

9'4" x 9'1" (2.87m x 2.79m)

A double bedroom with a window to the rear aspect and radiator.

### **Family Bathroom**

Comprising a four piece suite with panelled bath, fully tiled shower cubicle, pedestal wash hand basin, and WC. Karndean flooring, tiled splashbacks, window to the rear, extractor fan, shaver point, and radiator.

### **Second Floor**

#### **Landing**

Roof light to the front aspect, boiler room housing boiler and water cylinder that was installed in 2021. Access to the principal bedroom suite

### **Principal Bedroom Suite**

25'5" max x 16'0" (7.75m max x 4.90m)

A truly stunning addition to the home. Two rear-facing windows with views over the reservoir, additional roof lights, and a beautifully fitted dressing area with wardrobes and integrated dressing table. Radiator. Access to:

### **Ensuite**

16'0" x 7'9" (4.9m x 2.38m)

A luxurious ensuite featuring a large double width bath, walk-in rainfall shower with body jets, twin vanity basins with storage, low level WC, underfloor heated tiled flooring, chrome heated towel rail, and a window to the rear.

### **Outside**

#### **Front**

Generous frontage with driveway providing off road parking for several vehicles leading to a detached double garage. Power sockets and lighting.

#### **Garage**

With power and lighting, eaves storage, and up and over doors.

#### **Rear Garden**

A fully enclosed and private east facing garden with a large paved patio area, raised decking, and lawn surrounded by established trees and shrubs. Outside power and lighting, as well as a tap and gated side access.

### **Agents Notes**

West Northamptonshire Council

Council Tax Band: F



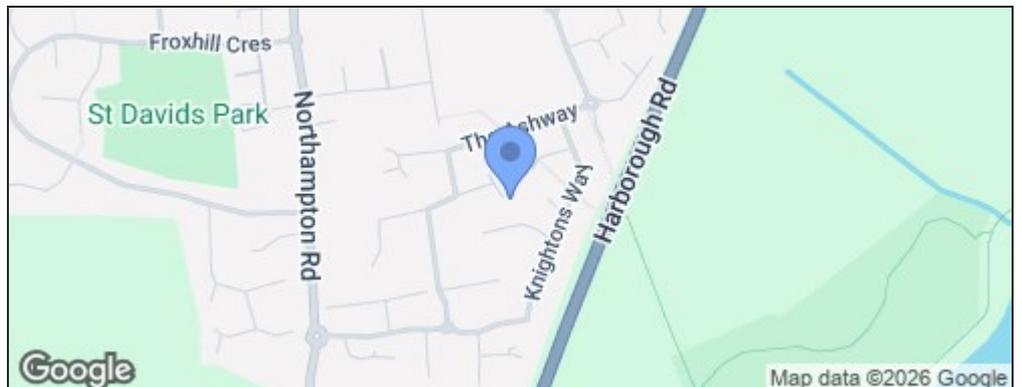






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		75	81
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



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