

**32 Burrows Vale  
Brixworth  
NORTHAMPTON  
NN6 9US**

**£350,000**



- **THREE/FOUR BEDROOMS**
- **SPACIOUS LIVING AREAS**
- **REFITTED BATHROOM AND ENSUITE**
- **BEAUTIFULLY PRESENTED**

- **TWO/THREE SEPARATE RECEPTION ROOMS**
- **STYLISH REFITTED KITCHEN**
- **PRIVATE LANDSCAPED GARDEN**
- **ENERGY EFFICIENCY RATING: C**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

Occupying a prime position within a cul-de-sac, this beautifully presented and thoughtfully updated three/four bedroom family home offers a superb balance of style and versatility. Situated in the highly sought after village of Brixworth, the property has been tastefully modernised throughout.

The spacious accommodation comprises an entrance hall, a stylish refitted cloakroom, a generous living room, a separate dining room, and a garden room with an insulated roof. The refitted kitchen features quality integrated appliances and flows through to a useful utility room and a handy store room. The former garage was converted in 2019 to create a versatile fourth bedroom/home office providing excellent flexibility. Upstairs, the main bedroom enjoys a sumptuous refitted en-suite and a large storage area, alongside two additional bedrooms and a luxuriously refitted family bathroom. Externally, the home offers off road parking for two vehicles and a highly private, beautifully landscaped rear garden. Further benefits include gas central heating and double glazing throughout.

## **Ground Floor**

### **Entrance Hall**

Approached via the front door, the entrance hall features a radiator, luxury vinyl flooring, doors leading to the Cloakroom and Living room.

### **Cloakroom/WC**

A stylish refitted cloakroom with a window to the front aspect. It is fitted with a contemporary wall mounted vanity unit with an inset basin and a matching WC, complemented by modern tiling, luxury vinyl flooring and a radiator.

### **Living Room**

14'11" x 14'2" max (4.55m x 4.33m max)

A generous, light filled space with a window to the front aspect. The room features coving, a staircase rising to the first floor, TV point and two radiators. From here, a door leads into Bedroom Four/Home Office and the Dining Room.

### **Bedroom Four/Home Office**

12'10" x 8'0" (3.93m x 2.44m)

This versatile room, ideal as a Fourth bedroom or Home office is accessed via the Living room. It has a window to the front and a radiator.

### **Dining Room**

8'5" x 8'4" (2.58m x 2.55m)

Dining area with a radiator and sliding patio doors leading to the garden room and access to the kitchen.

### **Garden Room**

11'2" x 9'1" (3.41m x 2.79)

Enjoying views across the private landscaped rear garden, the Garden Room is of brick and UPVC construction with an insulated roof. Doors open directly to the rear garden.

## **Kitchen**

8'8" x 8'4" (2.65m x 2.55m)

The refitted kitchen features a one-and-a-half bowl sink unit set into a contemporary range of base units with cupboards and drawers, tiled splashbacks, matching wall mounted units, a built-in oven with induction hob and extractor fan, and an integrated dishwasher, luxury vinyl flooring and a window overlooking the garden.

## **Utility Room**

8'4" x 5'4" (2.55m x 1.65m)

Accessed from the Kitchen, the Utility room has a door to the rear garden, work surface with base unit, tiled splashbacks, upright unit, integrated fridge/freezer, larder unit, plumbing for a washing machine, luxury vinyl flooring and a radiator. Door to;

## **Storage Area**

8'2" x 5'4" (2.49m x 1.65m)

A handy storage room with light and access to the roof space.

## **First Floor**

### **Landing**

The first floor landing provides loft access, an airing cupboard, and doors to all Bedrooms and the Family bathroom.

### **Bedroom One**

11'0" x 8'9" (3.36m x 2.67m)

A generous main bedroom with a window to the front aspect, a radiator, and a large walk-in storage area. Door to;

### **Ensuite**

8'11" x 4'10" (2.73m x 1.48m)

It features a corner shower enclosure with sleek glass doors and contemporary tiling, a stylish vanity unit with an inset basin, and a matching WC with integrated storage. The room is finished with a neutral tiled scheme, chrome heated towel rail, luxury vinyl flooring and window to the front.

### **Bedroom Two**

9'7" x 7'8" (2.93m x 2.34m)

Window overlooking the rear garden and a radiator.

### **Bedroom Three**

7'8" x 7'8" min (2.34m x 2.34m min)

A further bedroom to the rear with a window and radiator.

### **Family Bathroom**

7'0" x 5'6" (2.14m x 1.7m)

Luxuriously refitted with a window to the side, this family bathroom features a wall mounted vanity unit with inset basin, a matching WC, and a side panelled bath with shower over. Fully tiled walls in a contrasting scheme and a chrome heated towel rail and luxury vinyl flooring.

## **Externally**

**Front Garden**

Block paved driveway providing off road parking for two vehicles, stocked by established shrubs.

**Rear Garden**

A fully landscaped, private, and enclosed rear garden with patio areas, pathways, artificial lawn, well stocked beds with a variety of shrubs, and a summer house with double doors.

**Local Area**

Brixworth is a highly sought after village located just 5.5 miles north of Northampton, offering excellent road and rail links. With regular bus services and convenient access to major routes, the village provides an ideal base for commuters while retaining a village atmosphere. Perfectly positioned between Northampton and Market Harborough, Brixworth boasts a wide range of amenities for everyday living. Within the village, residents enjoy two traditional pubs, a doctor's surgery, dental practice, library, convenience stores, post office, greengrocer, butcher, cafés, hairdressers, and a variety of independent shops.

For those who enjoy the outdoors, Brixworth Country Park and Pitsford Water are both within easy walking distance, offering sailing, fishing, cycling, and scenic waterside walks. Additional leisure activities include golf at nearby Church Brampton and Harlestone, as well as cricket and tennis clubs within the village itself. Families are particularly well catered for, with three pre-schools, a well regarded primary school. With excellent local secondary schools, and highly regarded private schools nearby.

Rich in history, Brixworth is home to the 7th-century All Saints' Church, a remarkable landmark that reflects the village's heritage. Combining outstanding amenities, excellent schooling, and picturesque surroundings, Brixworth offers an exceptional standard of village living.

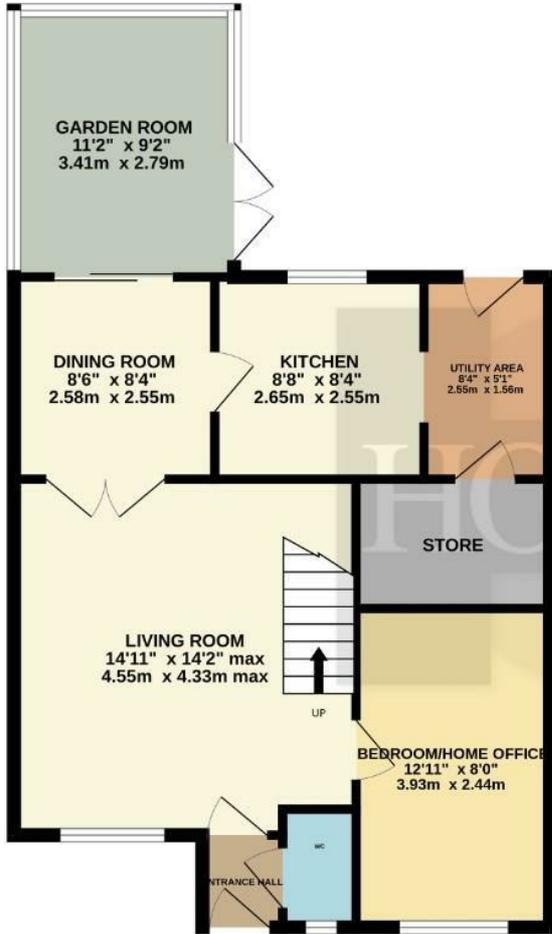
**Agents Notes**

West Northamptonshire Council  
Council Tax Band: D

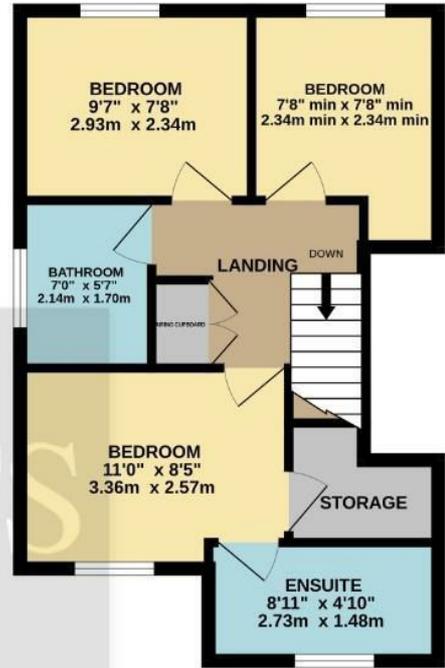




GROUND FLOOR  
681 sq.ft. (63.3 sq.m.) approx.



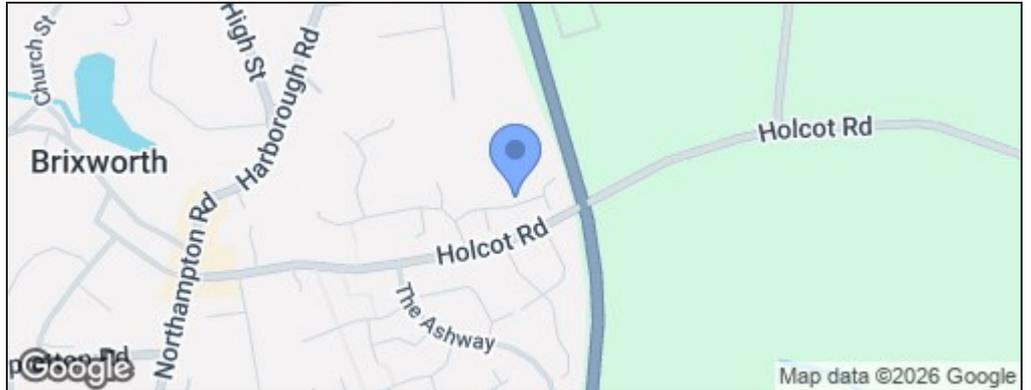
1ST FLOOR  
417 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA: 1098 sq.ft. (102.0 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	70	80



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