



Pytchley Way

Brixworth, Northamptonshire

oriordanbond
TOWN & COUNTRY



Pytchley Way

Brixworth

Northamptonshire NN6 9EF £365,000

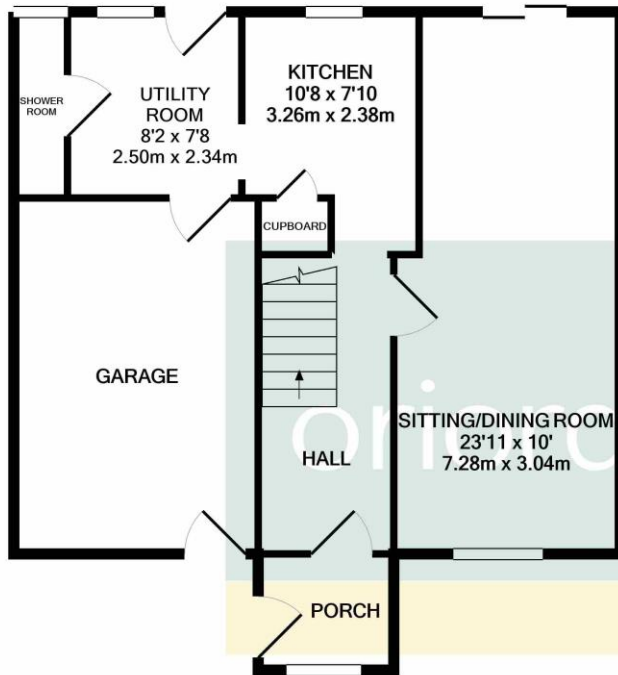
An established five bedroom detached house, constructed on a westerly facing plot, just outside the conservation area of the thriving village of Brixworth and situated within walking distance of all local amenities. The property benefits from gas radiator heating, uPVC double glazing and offered with no onward chain.

The accommodation comprises spacious entrance porch, entrance hall, 23ft sitting/dining room with sliding doors to the rear garden, modern kitchen open plan to an 8ft utility room with access to a shower room and a courtesy door to the larger than average integral garage, first floor landing, five bedrooms and a modern family bathroom. Outside, the front is mainly laid to block paving providing off road parking for two/three cars giving access to the garage. There is side pedestrian access to the rear garden which is of a fairly private aspect, fully enclosed, with generous size lawn and patio areas and two timber outbuildings. (A/1216/M)

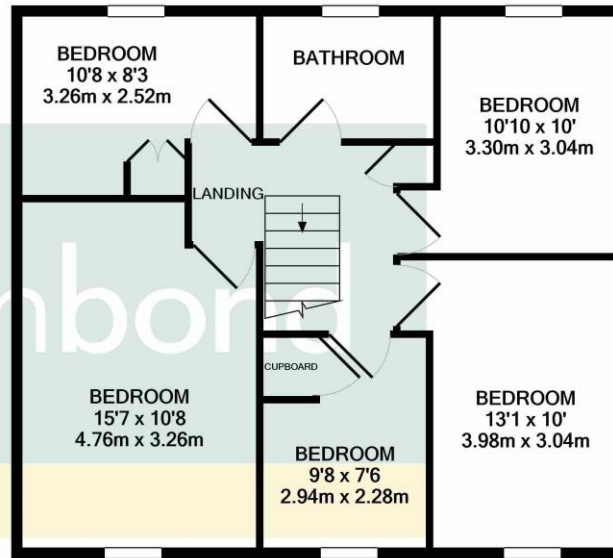
- Established five bedroom detached house
- 23ft sitting/dining room
- Shower room and family bathroom
- Private westerly facing rear garden
- Off road parking and larger than average garage
- No onward chain







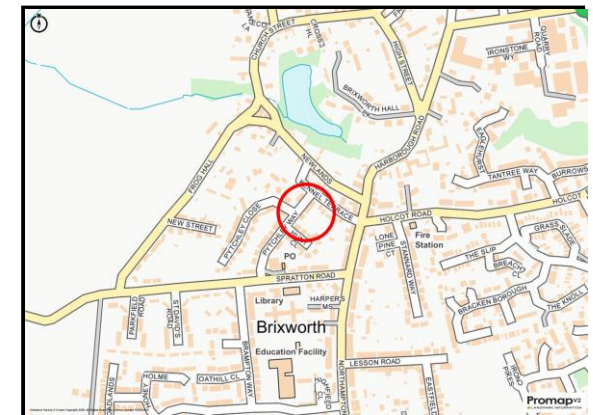
GROUND FLOOR
APPROX. FLOOR
AREA 668 SQ.FT.
(62.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 638 SQ.FT.
(59.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1306 SQ.FT. (121.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Additional Information

- Northampton Town Centre: 6.4 Miles
- Northampton Train Station: 6.8 Miles
- School Catchment for Brixworth Primary
- Pitsford Water: 1.2 Miles
- Council Tax Band: D
- Energy Efficiency Rating: D (57 / 82)

Viewing

Viewing is strictly by appointment

Disclaimer

O'Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and is unable to verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor

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