



34 Shelleycotes Road
Brixworth, Northamptonshire

oriordanbond
SALES & LETTINGS



34 Shelleycotes Road

Brixworth
NN6 9NE

£285,000

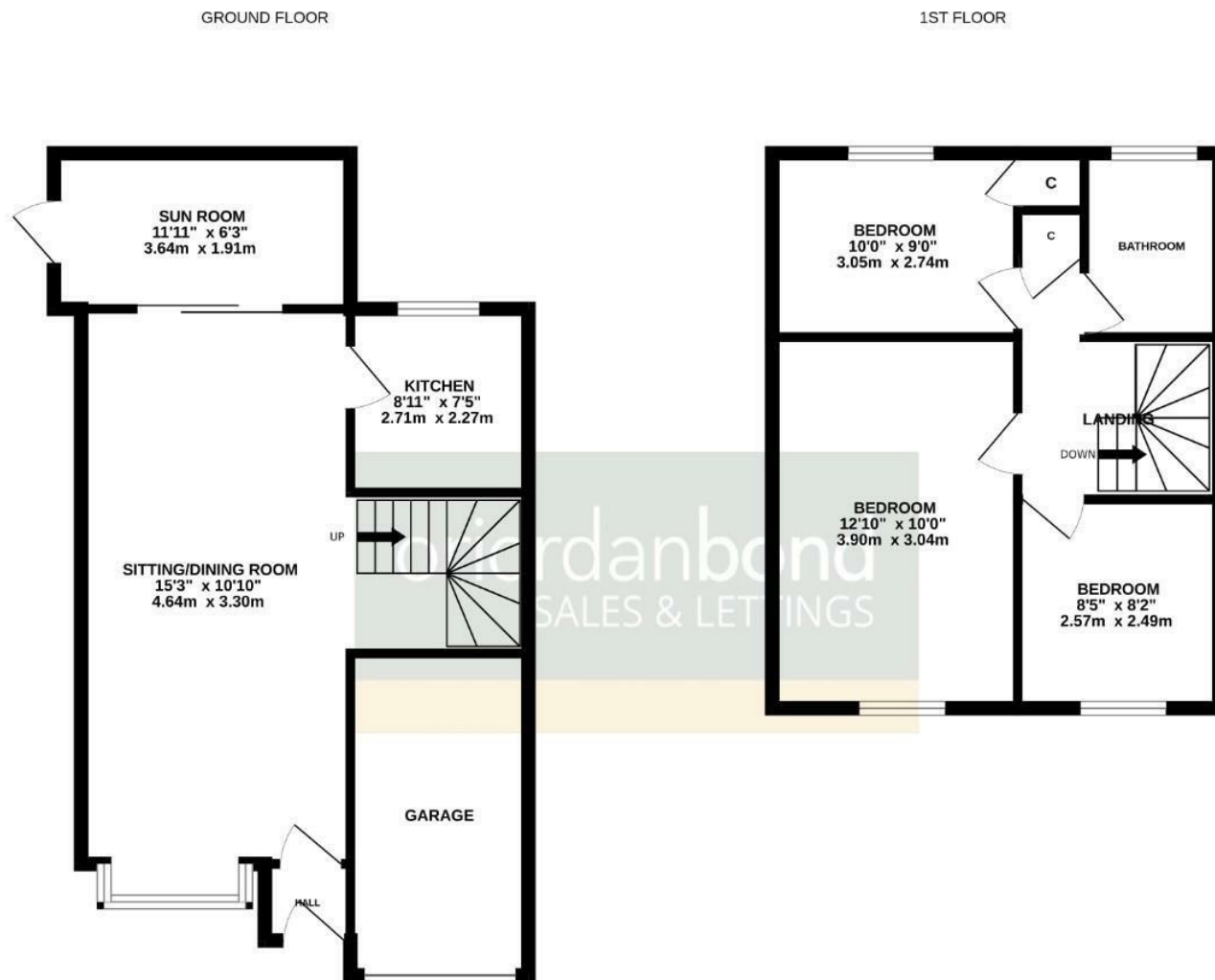
A well maintained semi-detached property in a quiet cul-de-sac position on the popular Froxhill Development within the thriving village of Brixworth. The current owner has made many improvements to include a new drive and new composite front door, ceramic wood effect tiled floor throughout the whole of the ground floor accommodation, re-fitted kitchen by Magnet with 3.5k worth of granite work tops, integrated fridge/freezer and gas hob with extractor hood, new solid tiled and insulated roof to the conservatory with fitted blinds, re-fitted bathroom, replacement fencing to the rear of the properties boundary with concrete posts and gravelled borders and an erection of a summerhouse.

Accommodation comprises entrance porch, through sitting/dining room, sun room, kitchen, first floor landing, three well proportioned bedrooms (two with wardrobes) and a family bathroom. Outside to the front is off road parking, a partially enclosed lawned garden with a crab apple tree and an integral garage. Side pedestrian access leads to the fully enclosed rear garden where there is a good size private patio area to the side elevation with potential to extend (subject to planning permission) and a further patio area to the rear of the kitchen with further potential to extend (subject to planning permission.) Steps rise to a well tended lawned garden and summerhouse. (A/861/M)

- Well maintained three bedroom semi-detached
- Re-fitted kitchen by Magnet
- Re-fitted family bathroom
- Gas radiator heating
- Fully enclosed rear garden with summerhouse
- Driveway and integral garage

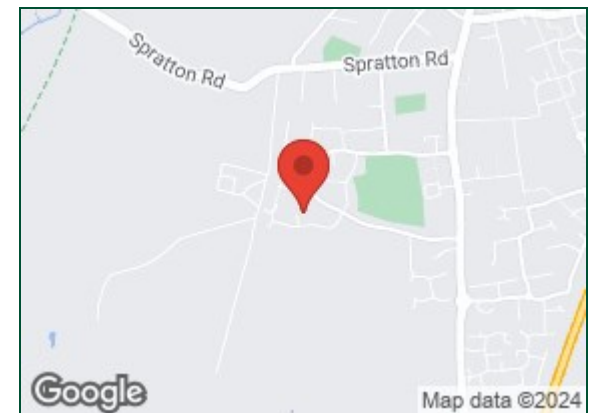






TOTAL FLOOR AREA : 861 sq.ft. (80.0 sq.m.) approx.

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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Additional information

- Council Tax Band: C
- Energy Efficiency Rating: D

Viewing

Viewing strictly by appointment – details below

Disclaimer

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

O’Riordan Bond Brixworth Sales

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