



# Pytchley Close

Brixworth, Northamptonshire

**oriordanbond**  
SALES & LETTINGS





# Pytchley Close

Brixworth  
NN6 9EW

Guide Price  
£450,000

A mature three bedroom detached bungalow in a quiet cul-de-sac, close to the centre of Brixworth village, within easy walking distance of shops, library/cafe' and bus service. The property has been maintained and undergone some refurbishment however it still requires some work throughout.

The accommodation includes spacious entrance hall, open plan re-fitted kitchen/dining/sitting room to the rear with island and bi-folding doors opening onto a colonial style veranda. The sitting area features a wood burner. From the hall there are three double bedrooms and a spacious re-fitted and fully tiled four-piece bathroom to include separate double shower. Benefits include uPVC double glazing and gas radiator heating. Outside is a mature front garden with large block paved drive giving ample off road parking lead to a detached double garage. The rear garden is laid to lawn with a large patio area and enclosed by fencing. (A/1100/M)

- Mature three bedroom detached bungalow
- Open plan re-fitted kitchen/dining/sitting room
- Re-fitted four-piece bathroom
- Enclosed rear garden with colonial style veranda
- Ample off road parking and double garage
- No onward chain

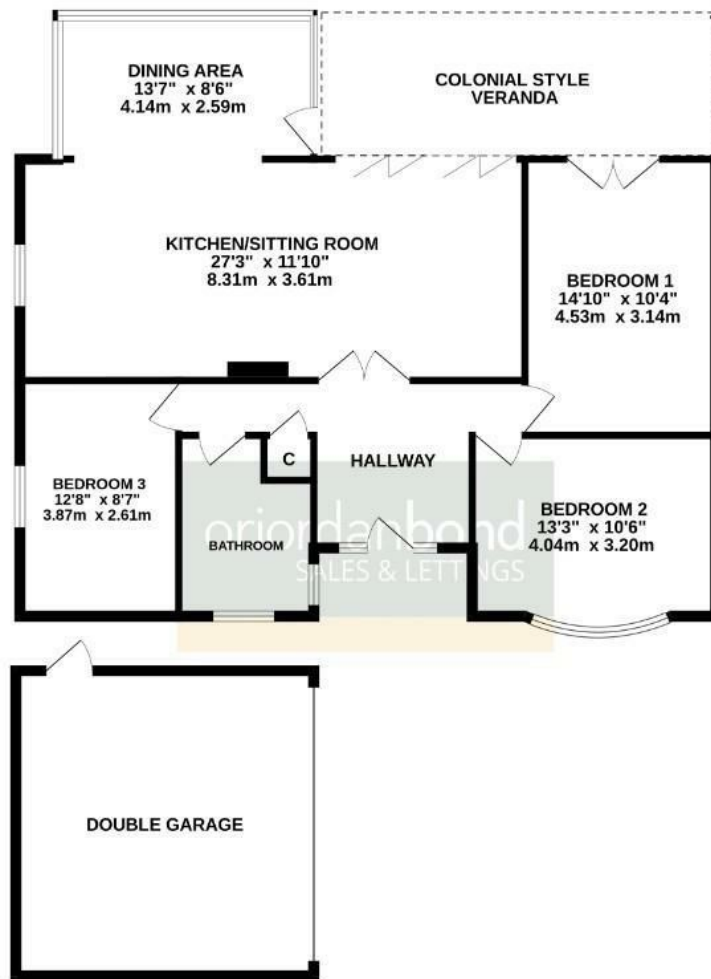








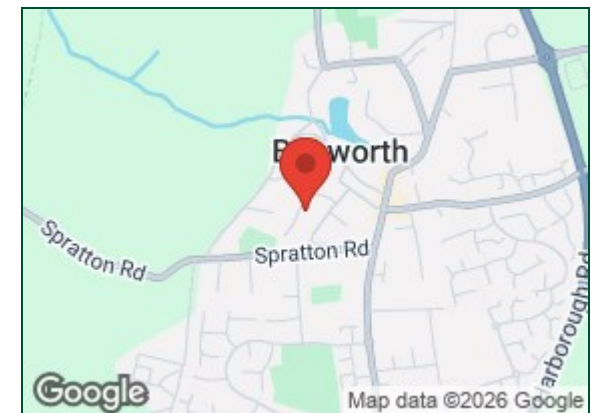
GROUND FLOOR  
1100 sq.ft. (102.2 sq.m.) approx.



EXCLUDES GARAGE + VERNADA

TOTAL FLOOR AREA: 1100 sq.ft. (102.2 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: D
- 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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