



**Broadlands**  
Brixworth, Northamptonshire

**oriordanbond**  
SALES & LETTINGS



# Broadlands

Brixworth  
NN6 9BH

Price  
£320,000

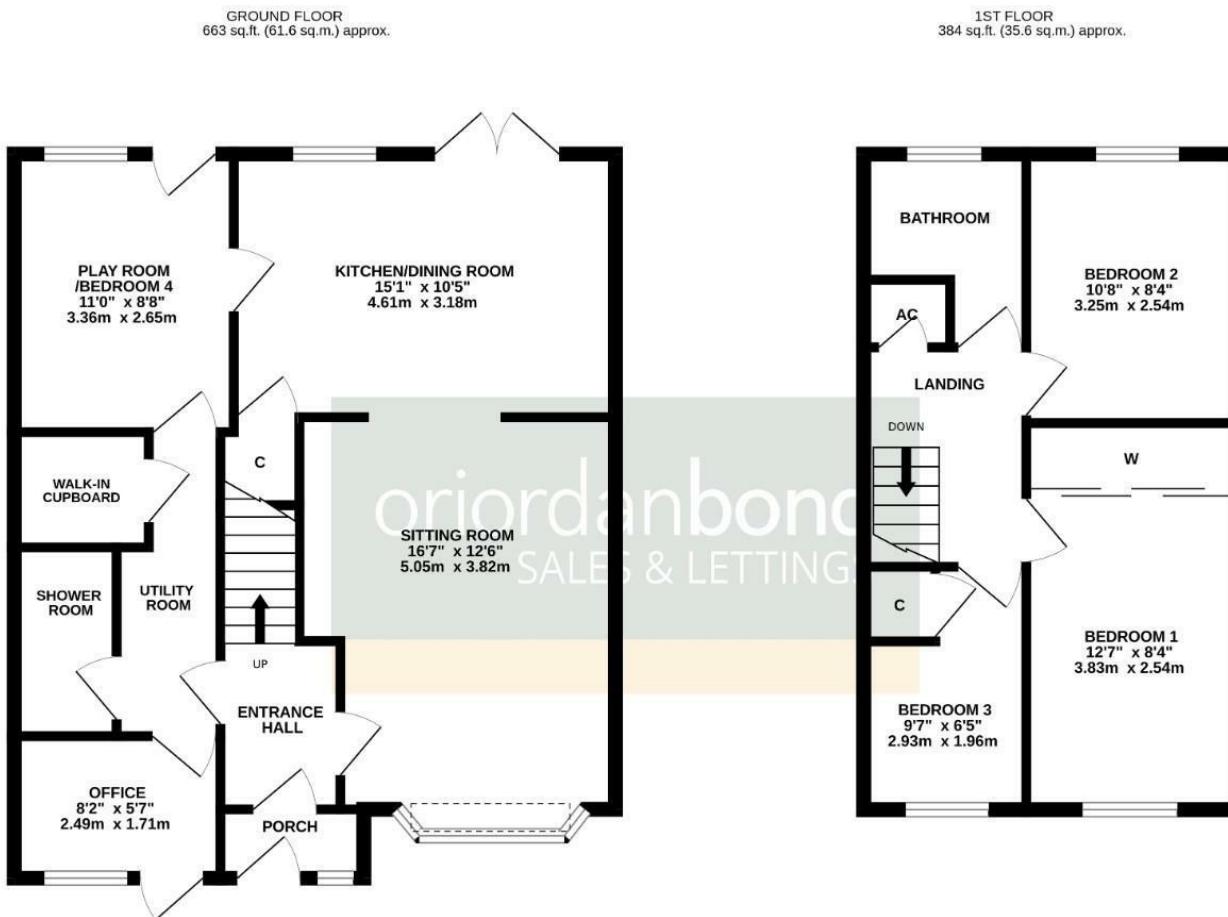
Constructed in 1995 by Messrs Bryant Homes is this beautifully presented and extended semi-detached house occupying a private south facing plot, in a cul-de-sac position on the popular Froxhill development, within the thriving village of Brixworth. The property has gas radiator heating and uPVC double glazing and facias.

The accommodation comprises entrance porch, entrance hall, sitting room, modern kitchen/dining room with integrated slim-line dishwasher and space for a Rangemaster cooker and under counter fridge, French doors lead from the dining area onto the rear garden, a utility room, giving access to a walk-in storage cupboard, modern shower room and two further reception rooms/bedrooms. To the first floor is a master bedroom with built-in wardrobes, two further bedrooms and a family bathroom. Outside, to the front elevation is an open plan garden and drive providing off road parking. The private south facing rear garden is fully enclosed with an extended block paved entertaining area and timber shed with the remainder being laid to lawn. The property is ideally located for young families with the primary school and Froxhill Park being located within 500 yards. (A/1047/M)

- Extended semi-detached house in a cul-de-sac position
- Modern open plan kitchen/diner (semi open plan to sitting room)
- Ground floor shower room and utility room
- Ground floor study and playroom/bedroom
- Private south facing garden
- Off road parking







#### Additional information

- Council Tax Band: C
- Energy Efficiency Rating:

#### 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**  
01604 880077

[brixworth@oriordanbond.co.uk](mailto:brixworth@oriordanbond.co.uk)

