



# Dairy Close

Brixworth, Northamptonshire

oriordanbond  
SALES & LETTINGS



# Dairy Close

Brixworth  
NN6 9DR

GUIDE PRICE £320,000

An extremely well presented three/four bedroom semi-detached property which has been upgraded and improved to a high standard by the current sellers. The property is situated in a quiet cul-de-sac and within walking distance of the sought after local primary school, Froxhill playing fields and Brixworth village centre with a wide variety of amenities including pubs, cafes, shops, library, post office, school and nursery, Brixworth Country Park, sports club and Pitsford Reservoir all just a short distance away.

The property benefits from uPVC double glazing and gas radiator heating and has had the garage converted to a fourth bedroom/family room. The accommodation includes entrance hall, sitting room, re-fitted kitchen/dining room, ground floor bedroom/family room, first floor landing, three well proportioned bedrooms and re-fitted family bathroom with shower over bath. Outside is a block paved driveway to the front which will accommodate three cars. The rear garden has been landscaped to include patio, lawn, various borders and decked area to the rear. (B/913/M)

### Additional information

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

### 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.

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GROUND FLOOR  
524 sq.ft. (48.7 sq.m.) approx.

1ST FLOOR  
389 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA: 913 sq.ft. (84.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, consumer notes, 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 is given as to their operability or efficiency can be given.

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