



# The Ashway

Brixworth, Northamptonshire

oriordanbond  
SALES & LETTINGS





# The Ashway

Brixworth  
NN6 9TZ

Offers Over  
£525,000

**An attractive five bedroom detached house, with detached double garage, situated on a generous size plot on the desirable Ashway development. Well presented throughout and deceptive in size due to a two storey gable addition to the rear creating an overall total of 1,639 ft<sup>2</sup>.**

Entrance hall, cloakroom/WC, sitting room with feature fireplace, formal dining area with double doors onto the rear garden, open plan kitchen/breakfast/family room with breakfast bar, integrated appliances including double oven, electric hob and dishwasher, utility room, study, master bedroom with fitted wardrobes and en-suite bathroom, four further bedrooms and family bathroom. Outside to the front elevation is an open plan front garden and a drive to the side providing off road parking for two cars giving access to a detached double garage. The rear garden is mainly laid to lawn with two patio areas and is fully enclosed by timber panelled fencing. (A/1639/L)

- Five bedroom detached home
- En-suite to master bedroom
- Open plan kitchen/breakfast/family room
- Gas radiator heating
- Enclosed rear garden
- Driveway and double garage









The floor plan shows a 4-bedroom house with a central hall and various rooms. The layout includes a dining area, kitchen, breakfast area, sitting room, utility room, study, bathroom, and four bedrooms. The plan includes dimensions in both feet/inches and meters.

**Rooms and Dimensions:**

- Dining Area:** 13'8" x 11'11" (4.16m x 3.64m)
- Kitchen:** 14'4" x 9'9" (4.37m x 2.98m)
- Breakfast Area:** 12'5" x 9'10" (3.77m x 3.00m)
- Sitting Room:** 18'11" x 11'11" (5.76m x 3.64m)
- Utility Room:** 6'3" x 6'2" (1.92m x 1.88m)
- Study:** 9'5" x 7'3" (2.86m x 2.21m)
- Bathroom:** 6'0" x 7'0" (1.83m x 2.13m)
- Bedroom 1:** 13'5" x 10'5" (4.10m x 3.17m)
- Bedroom 2:** 10'6" x 8'7" (3.21m x 2.61m)
- Bedroom 3:** 13'8" x 11'11" (4.16m x 3.64m)
- Bedroom 4:** 16'2" x 6'7" (4.92m x 2.01m)
- Bedroom 5:** 9'1" x 6'7" (2.76m x 2.01m)

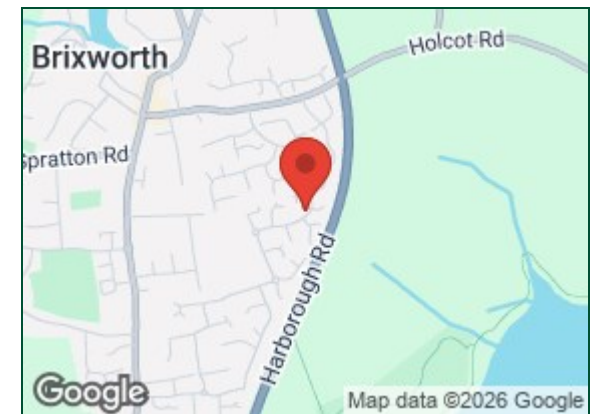
**Other Features:**

- Entrance Hall:** Includes stairs leading up and down.
- Wardrobe:** Located in the bedrooms.
- Ensuite:** Attached to the master bedroom.
- Ring Cupboard:** Located in the kitchen.
- WC:** Located near the study.

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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## A satellite map showing a residential neighborhood with a red location pin. The map is labeled with 'Google' and 'Imagery ©2026 Airbus, Maxar Technologies' at the bottom. The area is densely packed with houses and trees, with a road running along the right side.



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

Viewing strictly by appointment – details below

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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