



# Honey Holme

Brixworth, Northamptonshire

oriordanbond  
SALES & LETTINGS



# Honey Holme

Brixworth  
NN6 9BQ

Guide Price  
£330,000

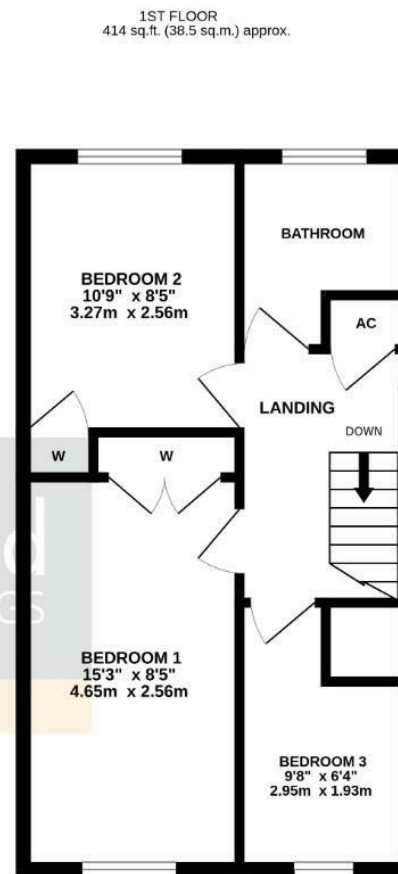
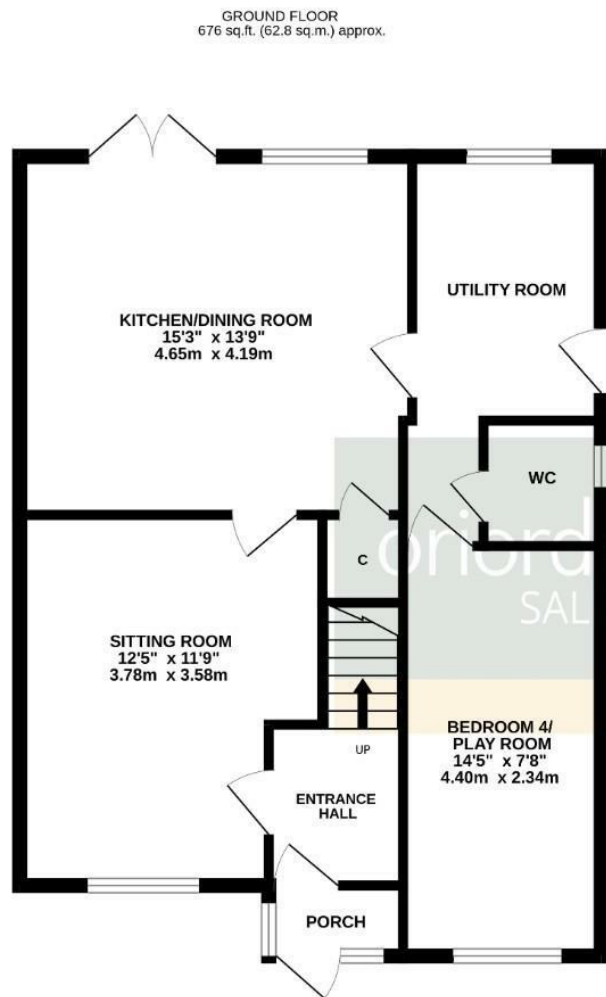
**This beautifully presented three/four bedroom semi-detached house benefits a garage conversion with a ground floor extension to the rear and a fully insulated garden pod. The property has uPVC double glazing and gas radiator heating.**

The accommodation comprises entrance porch, entrance hall, sitting room, 15ft x 13ft kitchen/dining room with integrated wine chiller, enamel sink, space for a Range Master cooker (available subject to separate negotiation), built-in under stairs storage cupboard and doors to the rear garden. Utility/boot room with sink and further storage, cloakroom/WC, play room/fourth bedroom, first floor landing with access to the fully boarded loft, two double bedrooms with built-in wardrobes, single bedroom and a modern family bathroom with shower over the bath. Outside, to the front is a double width drive and a timber shed providing access to the rear garden. The rear garden has a modern patio with the remainder being laid to lawn and a 'wow' factor insulated garden pod with power, light and bi-fold doors (currently being utilised as a home office.) The property is situated on the popular Froxhill development within Brixworth and within 150 meters of Froxhill recreation ground and 240 meters of the village primary school. (A/1090/M)

- Extended three/four bedroom semi-detached house
- Downstairs cloakroom/WC and utility/boot room
- Ground floor playroom/fourth bedroom
- uPVC double glazed and gas central heating
- Insulated garden pod with power and light
- Double width off road parking







TOTAL FLOOR AREA : 1090sq.ft. (101.3 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: 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.

**O'Riordan Bond Brixworth Sales**

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