



oriordanbond  
FOR SALE  
01804 863177

# Waterlee Furlong

Brixworth, Northamptonshire

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SALES & LETTINGS





# Waterlee Furlong

Brixworth  
NN6 9UY

Price  
£350,000

A beautifully presented detached house, constructed by Messrs Bryant Homes in 1997, on the sought after Ashway development within the thriving village of Brixworth. The property is located in a quiet cul-de-sac position and enjoys views over Pitsford reservoir. Many improvements have been carried out over recent years to include replacement uPVC double glazing, fascias and soffits, re-fitted Wren kitchen, modern en-suite shower room, white timber slat shutters throughout, re-decoration and re-carpeted throughout.

The accommodation comprises entrance hall, cloakroom/WC, sitting room with dual aspect, formal dining room, kitchen with integrated oven, hob, dishwasher and fridge/freezer, first floor landing, master bedroom with dual aspect, dressing area with fitted wardrobes and en-suite shower room, two further well proportioned bedrooms with fitted wardrobes and a family bathroom with shower over the bath. Outside is a low maintenance open plan front garden with drive to side providing off road parking for two/three cars giving access to a single garage with light and power. The private rear garden is fully enclosed and mainly laid to lawn with decking area to the rear of the house and a relatively new timber shed located to the rear of the garage. (A/936/M)

- Beautifully presented three bedroom detached home
- En-suite to master bedroom
- Two reception rooms
- Re-fitted Wren kitchen
- Private rear garden
- Ample off road parking and garage

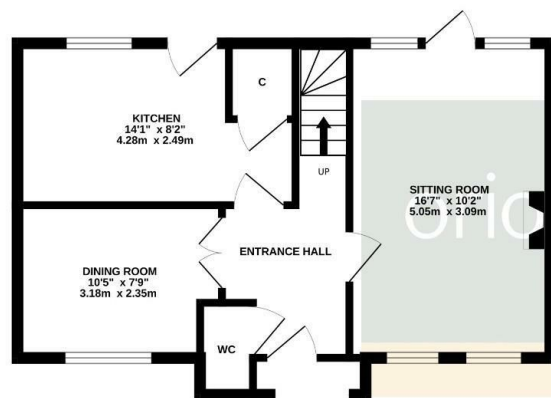




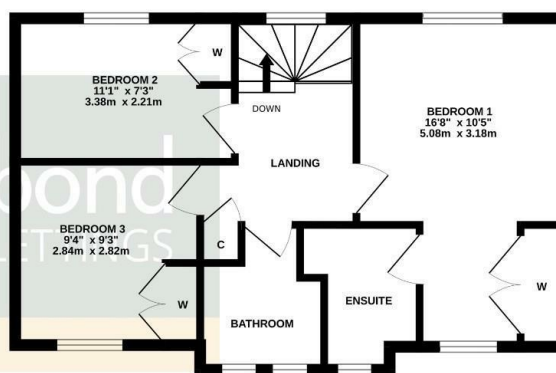




GROUND FLOOR  
468 sq.ft. (43.5 sq.m.) approx.



1ST FLOOR  
468 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA : 936 sq.ft. (87.0 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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