



# 8 Willow Gardens

Brixworth, Northamptonshire

oriordanbond  
TOWN & COUNTRY





## 8 Willow Gardens

Brixworth  
NN6 9WF

£440,000

A four bedroom detached house constructed by Messrs Barratt Homes in 2014 to their popular 'Lincoln' design, situated on the Saxon Rise development, within the thriving village of Brixworth. The property occupies a generous size corner plot on the edge of development and is offered for sale with no onward chain.

The accommodation comprises entrance hall, cloakroom/WC, sitting room with dual aspect, kitchen/breakfast room, dining room/playroom, first floor landing, master bedroom with en-suite shower room, three further bedrooms and a family bathroom. Outside is a drive to the side providing off road parking giving access to a single garage, a generous size front garden with potential to create further parking and a side garden which wraps around to the fully enclosed private rear garden. Further benefits include uPVC double glazing and gas radiator heating. (B/1216/M)

- Four bedroom detached home
- En-suite to master bedroom
- Two reception rooms
- Gardens to three aspects
- Driveway and garage
- No onward chain



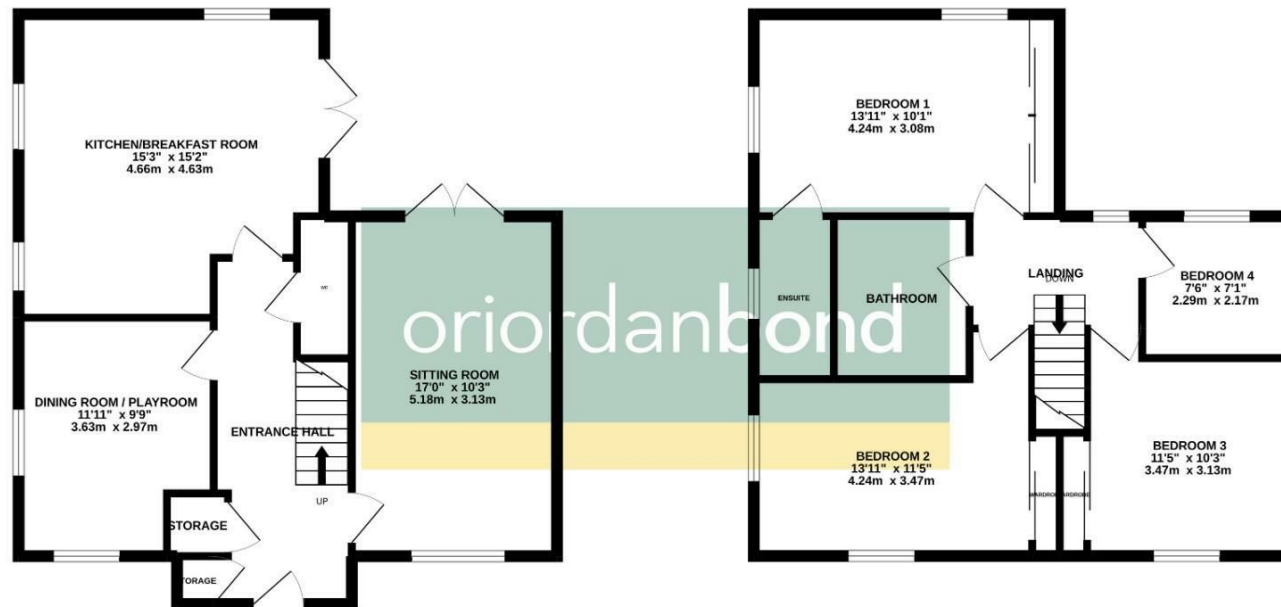






GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 1245 sq.ft. (115.7 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: E
- Energy Efficiency Rating: B

#### 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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