



# Hornbeam Row

Brixworth, Northamptonshire

oriordanbond  
SALES & LETTINGS



# Hornbeam Row

Brixworth  
NN6 9WG

Guide Price  
£480,000

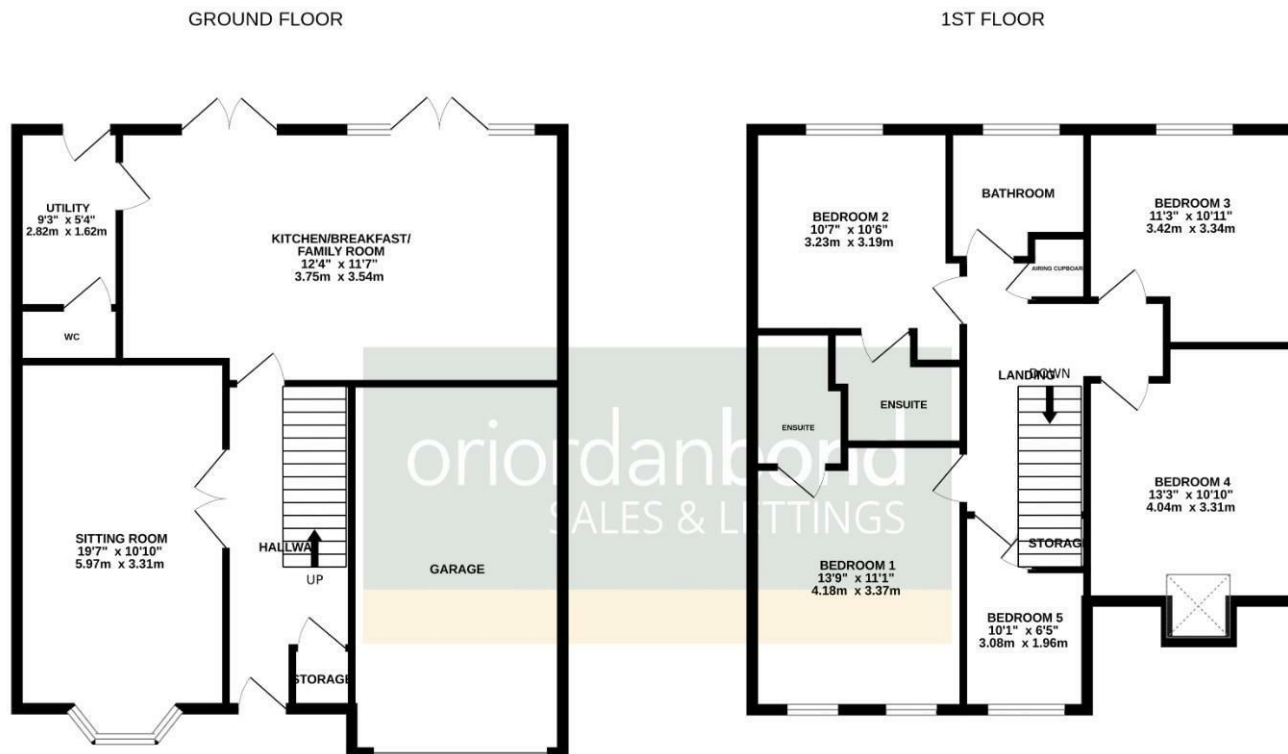
A beautifully presented five bedroom detached house with two en-suites constructed in 2017 by Messrs Barratt Homes to their 'Harrogate' design. The property is situated on a westerly facing plot, on the desirable Saxon Rise development, within the thriving village of Brixworth.

The accommodation comprises entrance hall with wood floor and cloaks cupboard, glazed double doors open to the sitting room with wood floor and a walk-in bay window, 22' kitchen/dining/family room with tiled floor and two sets of double doors onto the westerly facing garden. Integrated appliances to the kitchen include gas hob, electric oven, microwave, fridge/freezer and dishwasher. Utility room with doors to the cloakroom/WC and garden. First floor landing, master bedroom with en-suite shower room, guest bedroom with en-suite shower room, three further double bedrooms and a re-fitted family bathroom with shower over the bath. Outside is a partially enclosed front garden with double width block paved drive giving access to an integral garage. There is side gated pedestrian access to the fully enclosed landscaped westerly facing rear garden. (A/1539/M)

- Five bedroom detached home
- Two en-suite bedrooms
- 22' kitchen/dining/family room
- Gas radiator heating
- Westerly facing landscaped rear garden
- Driveway and integral garage



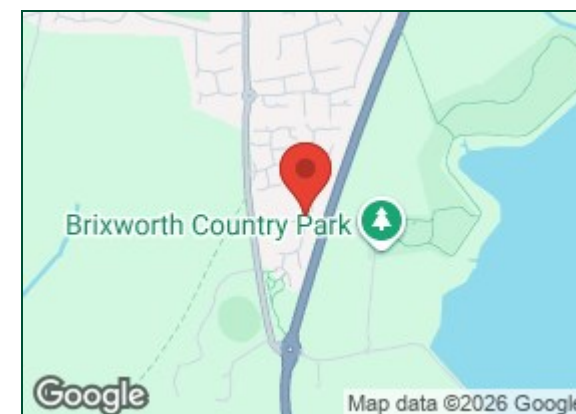




SQ FTG DOES NOT INCLUDE GARAGE

TOTAL FLOOR AREA : 1539sq.ft. (143.0 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: F
- 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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