



oriordanbond  
**FOR SALE**  
01604 880077

# Ryngwell Close

Brixworth, Northamptonshire



## Ryngwell Close

Brixworth  
NN6 9XG

Price  
£315,000

Constructed by Messrs David Wilson Homes in the 1990's is this beautifully presented and extended three bedroom end terraced home, situated in a cul-de-sac position, on the sought-after Ashway development within the thriving village of Brixworth.

The property has uPVC double glazing, gas radiator heating, cloakroom/WC, garage conversion to provide a fourth bedroom/home office/playroom, ground floor addition to the rear to provide a 'wow factor' 23ft kitchen/dining/family room with roof lantern and bi-folding doors to the south facing fully enclosed rear garden, a utility room with access to the garden, master bedroom with modern en-suite shower room, two further bedrooms and a modern family bathroom with shower over the bath. Outside is an open plan front garden with drive to the side providing off road parking for two to three cars. The low maintenance southerly facing rear garden is fully enclosed to include a corner decked area and timber shed with pergola over. (A/1024/M)

- Three bedroom end terraced house
- 20ft kitchen/dining/family room with roof lantern
- Modern family bathroom and en-suite shower room
- Fourth bedroom/home office/playroom
- South facing landscaped rear garden
- Ample off road parking

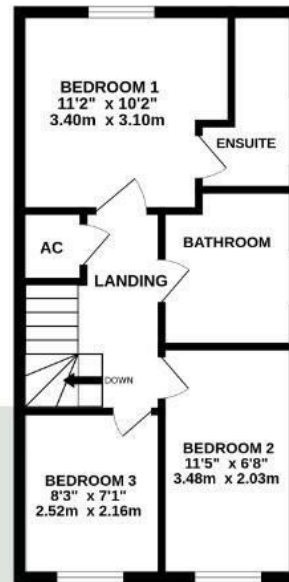




GROUND FLOOR  
628 sq.ft. (58.3 sq.m.) approx.



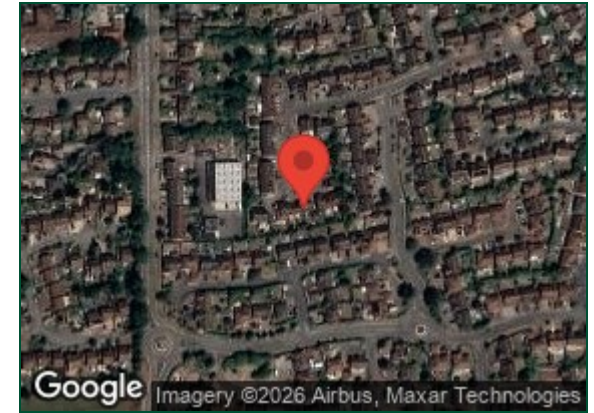
1ST FLOOR  
396 sq.ft. (36.8 sq.m.) approx.



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SALES & LETTINGS

TOTAL FLOOR AREA: 1024 sq.ft. (95.1 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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