

The Knoll

Brixworth, Northamptonshire

oriordanbond
SALES & LETTINGS



The Knoll

Brixworth
NN6 9HY

Guide Price
£295,000

An extended two bedroom detached bungalow, pleasantly positioned at the end of a cul-de-sac, within the highly desirable village of Brixworth. The property offers versatile and well proportioned accommodation, together with a driveway and single garage, enclosed rear garden and the particular benefit of an additional piece of land to the right hand side of the property measuring approximately 50ft x 50ft.

The accommodation comprises entrance porch leading into a modern fitted kitchen which benefits from a range of integrated appliances including oven, hob, fridge/freezer, dishwasher, washing machine and tumble dryer. An archway leads through to the dining room. An inner hallway provides access to the sitting room, shower room and the extended principal bedroom. There is also a second bedroom which offers flexibility and could alternatively be utilised as an additional reception room. This room enjoys direct access to the rear garden. The property has full double glazing and gas radiator heating. Externally, a driveway to the left hand side of the bungalow provides off road parking and access to the single garage. To the rear is a fully enclosed garden with summerhouse and two sheds, A particularly noteworthy feature is the additional piece of land belonging to the property, situated to the right hand side and measuring approximately 50ft x 50ft, offering an unusual and valuable addition to the overall plot. (B/790/M)

- Extended two bedroom detached bungalow
- Garage and drive
- Kitchen/diner with integrated appliances
- Shower room
- Enclosed low maintenance rear garden
- Additional piece of land included







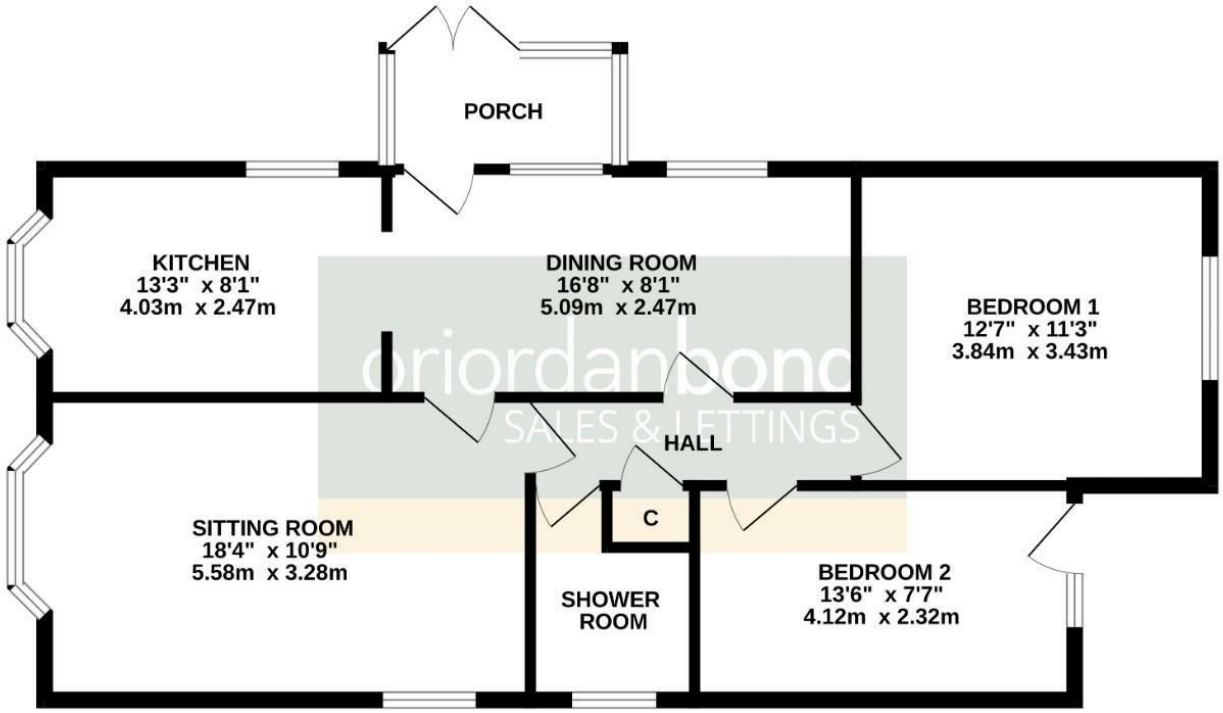








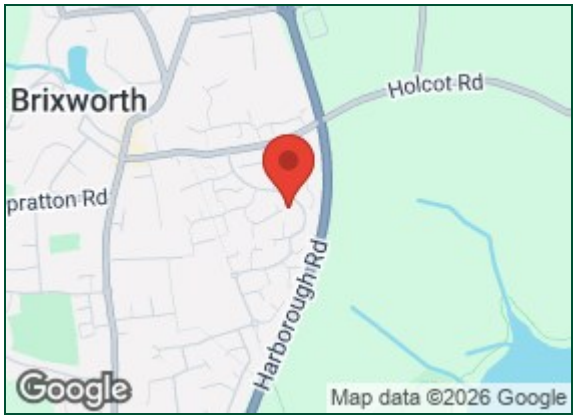
GROUND FLOOR
790 sq.ft. (73.4 sq.m.) approx.



TOTAL FLOOR AREA : 790 sq.ft. (73.4 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: 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.

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