



Poppy Leys

Brixworth, Northamptonshire

oriordanbond
SALES & LETTINGS



Poppy Leys

Brixworth
NN6 9UL

Guide Price
£580,000

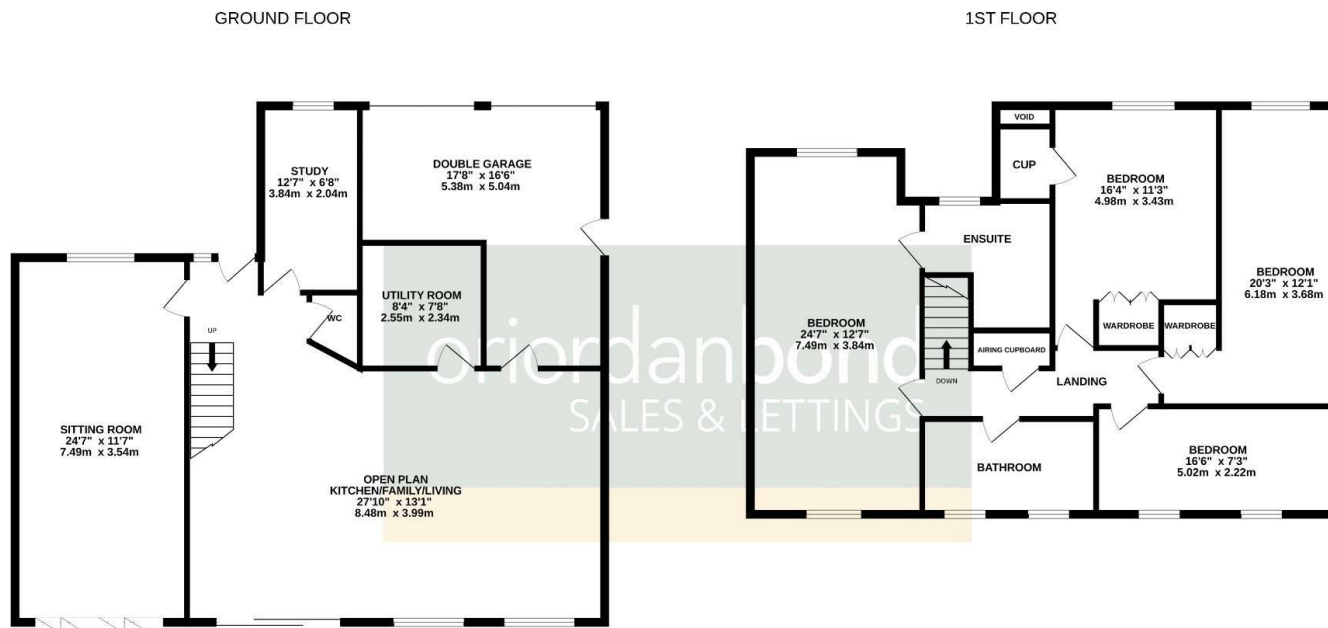
A spacious four bedroom detached family home with study constructed in 1995 by Messrs David Wilson Homes. The property occupies a partially walled, generous size, south facing plot and is situated within close proximity of open fields, located on the edge of the highly regarded Ashway development, within the thriving village of Brixworth.

The existing owners have made vast improvements to the property over the last couple of years to A Rated Energy Standard including the installation of solar panels, a new boiler, replacement uPVC double glazed windows and doors to the front elevation and new fascias, soffits and guttering. Knocking through the original dining room, utility room and kitchen/breakfast room to now create a 'wow' factor open plan kitchen/family/living space with a 'Howdens' fitted kitchen with centre Isle, Quartz work tops, NEFF appliances, new windows and sliding doors to the garden and LG LVT laminate flooring. The part garage conversion has created a new and larger utility room. There is a re-fitted en-suite and family bathroom with electric under floor heating and large master bedroom with dual aspect and air conditioning (formally two bedrooms). Two new electric roller garage doors with remote controls and the installation of an EV charging point. Extended drive to create off road parking for several vehicles. To the rear is a generous size, partially walled southerly facing garden. (A/1646/M)

- Spacious four bedroom detached family home
- Re-fitted en-suite to master bedroom
- Wow factor open plan kitchen/family/living space
- South facing rear garden
- Off road parking with EV charging point
- Part double garage conversion with electric roller doors







TOTAL FLOOR AREA : 1646sq.ft. (152.9 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.
Made with Metropix 5/2024



Additional information

- Council Tax Band: F
- Energy Efficiency Rating: A

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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