



# Windmill Glade

Brixworth, Northamptonshire

oriordanbond  
SALES & LETTINGS





# Windmill Glade

Brixworth  
NN6 9LP

Guide Price  
£370,000

A superb four bedroom detached house with garage and off road parking for several vehicles. The property was constructed in the mid 1980's by Messrs Bryant Homes, on a larger than average south/westerly facing wrap around plot, located in a cul-de-sac position, adjacent to Froxhill recreation ground and within a couple of minutes walk to the primary school and local amenities. The property has been well maintained by the existing owners and benefits a ground floor and first floor addition over the garage providing an excellent family home with potential to extend further (subject to planning permission.)

Accommodation comprises entrance hall, sitting room, large conservatory, open plan kitchen/dining room with integrated appliances, cloakroom/WC, rear lobby with courtesy door to the garage, first floor landing, four bedrooms and a modern family bathroom. Outside, the property is approached by a sweeping driveway providing off road parking for several cars and an integral single garage. The front garden offers a high degree of privacy. Access to the wrap around south/westerly facing secluded garden can be reached by both sides of the property and has been beautifully landscaped to include patio area with remote control awning, established borders, a resin patio straight off the conservatory and a lovely sheltered wooded area offering a cooling shaded area. (A/1439/L)

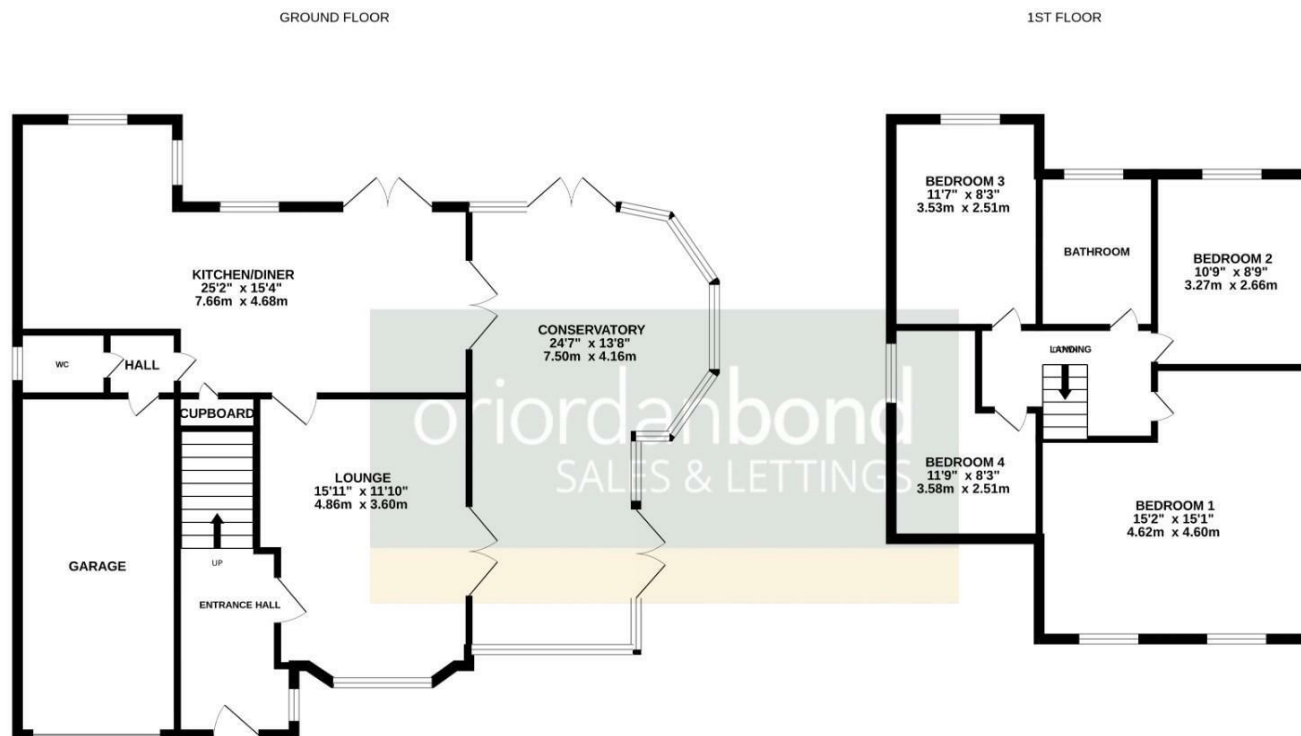
- Superb four bedroom detached home
- Open plan kitchen/dining room
- Large conservatory
- Gas radiator heating
- South/westerly facing landscaped rear garden
- Ample off road parking and integral garage





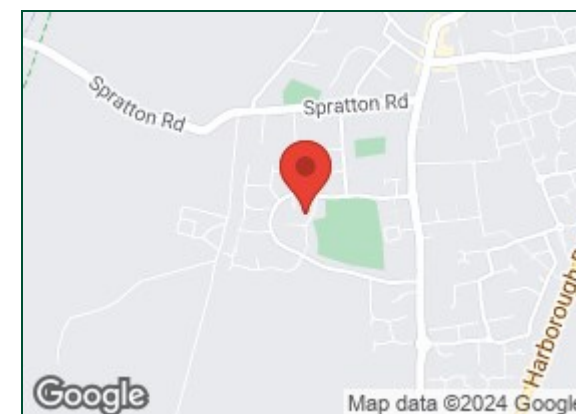






TOTAL FLOOR AREA : 1439sq.ft. (133.7 sq.m.) approx.

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: D
- Energy Efficiency Rating:

### 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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