



**Frog Hall**  
Brixworth, Northamptonshire

**oriordanbond**  
SALES & LETTINGS



# Frog Hall

Brixworth  
NN6 9DH

Guide Price  
£360,000

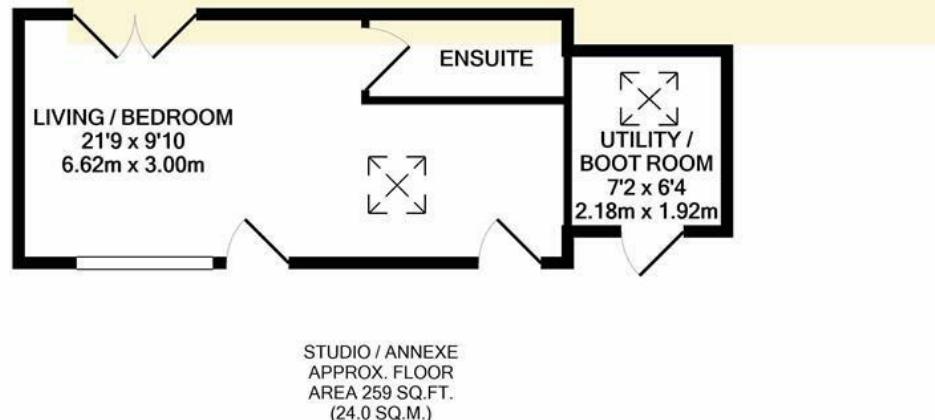
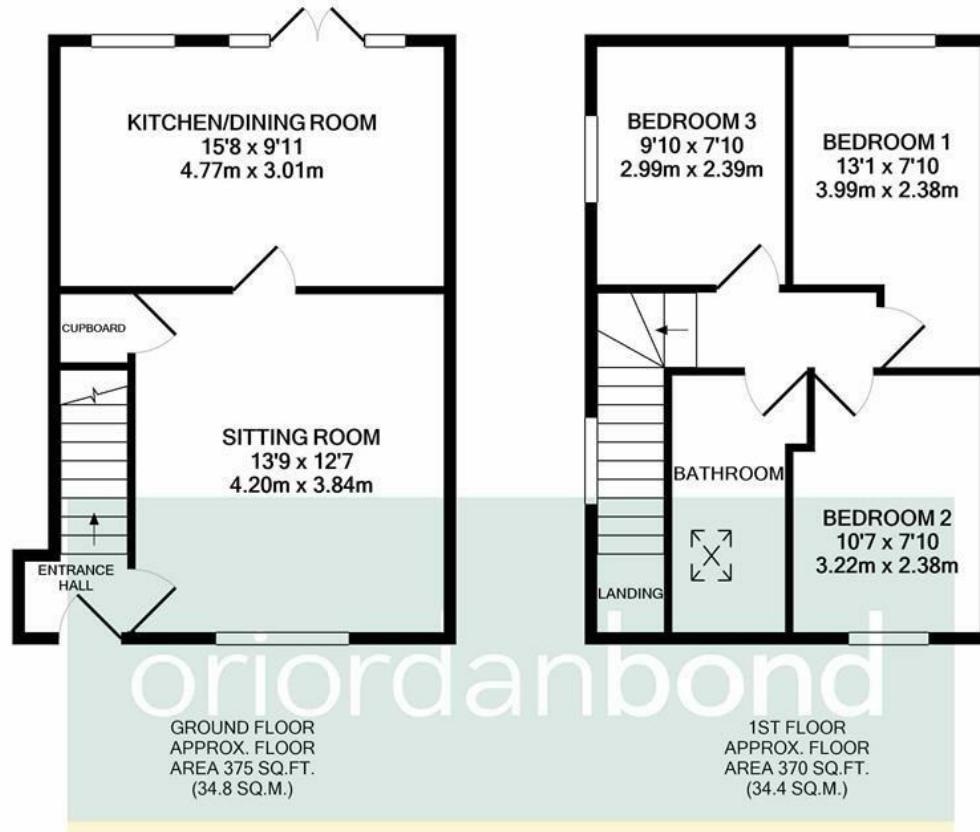
A beautifully located three bedroom semi-detached stone and brick cottage, with the addition of a detached annexe/office and off road parking, occupying a westerly facing plot, adjacent to fields, in the pretty conservation area of the thriving village of Brixworth.

Character features include high ceilings, stripped floorboards, replacement sash windows, cast iron fireplaces, wood burner in the sitting room and a red quarry tiled style floor to the kitchen/diner. Contemporary living includes gas radiator heating with a modern combination gas boiler, modern fitted kitchen/diner with bi-folding doors and built-in appliances to include oven, gas hob, integrated fridge/freezer and dishwasher. To the first floor are three bedrooms and a modern shower room. To the side is off road parking (drive width 2.548 meters.) There is an enclosed rear garden with an annexe and an additional outbuilding (laundry room.) The annexe has a living area/bedroom with shower room and doors leading to the stunning garden at the rear of the property which is adjacent to fields. (A/1004/M)

- Three bedroom stone and brick cottage
- Annexe with living area/bedroom and shower room
- Modern kitchen/diner
- Gas radiator heating
- Stunning westerly facing rear garden
- Off road parking







Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

**O'Riordan Bond Brixworth Sales**  
**01604 880077**

[brixworth@oriordanbond.co.uk](mailto:brixworth@oriordanbond.co.uk)

