

**9 Whaddon Field  
Brixworth  
NORTHAMPTON  
NN6 9UU**

**£495,000**



- **BEAUTIFULLY PRESENTED**
- **CUL DE SAC LOCATION**
- **EN SUITE**
- **DOUBLE GARAGE**

- **DETACHED PROPERTY**
- **FOUR BEDROOMS**
- **CONSERVATORY**
- **EPC RATING: TBC**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

An impressive four bedroom detached family home, set on a generous plot in a quiet cul-de-sac within this highly regarded development just off The Ashway in the ever popular village of Brixworth. Originally built by Bryant Homes in a traditional style with attractive bay windows, the property has been tastefully modernised throughout and is presented in excellent condition.

The ground floor includes a welcoming entrance hall, guest cloakroom/WC, a bright dual aspect sitting room with an open fire and French doors to a conservatory overlooking the landscaped grounds. The stylish open plan kitchen/dining room features a bay window with a door to the garden and is fitted with quality appliances including two ovens, a microwave, dishwasher, and fridge freezer. A separate utility room and a versatile study complete the ground floor.

Upstairs, the spacious landing leads to the principal bedroom with a contemporary en suite shower room featuring a walk-in double width shower. There are three further well proportioned bedrooms and a refitted family bathroom.

Externally, the home benefits from a wide frontage with a double width driveway and a detached double garage. The private rear garden has been beautifully landscaped with lawn and patio areas, a variety of mature plants and shrubs, a bar area perfect for entertaining.

Additional features include uPVC double glazing and gas-fired central heating.

### **Entrance Hall**

Welcoming entrance via front door, with staircase rising to the first floor landing. Features include an understairs storage cupboard and access to:

### **Cloakroom/WC**

Fitted with a low level WC and wash hand basin, with radiator and side facing window.

### **Lounge**

19'3" m x 11'11" (5.88 m x 3.64m)

A spacious dual aspect reception room with a bay window to the front and double doors opening into the conservatory at the rear. Features include an open fireplace, TV point, wall light points, two radiators, and internal access to the kitchen.

### **Conservatory**

12'6" x 9'1" (3.83m x 2.78)

A bright, fully glazed space with dwarf brick wall, power and lighting connected, radiator, and French doors opening directly to the landscaped rear garden.

### **Kitchen/Dining Room**

20'3" x 14'7" max (6.18m x 4.46 max)

A superb open plan kitchen and dining space fitted with a modern range of base and wall units topped with wooden work surfaces, tiled splash backs, and a one and a half bowl stainless steel sink. Integrated appliances include two ovens, microwave, dishwasher, and fridge freezer. The room also features a rear facing window, a bay with door to the patio, a radiator, TV point, and ample space for family dining.

### **Utility Room**

7'1" x 5'8" (2.18m x 1.75m)

Fitted with additional storage units, sink, and work surface, with plumbing for a washing machine and space for a tumble dryer. A side door provides direct access to the rear garden.

## **Study**

9'1" x 7'1" (2.79m x 2.16m)

A versatile room ideal for home working, with front facing window and radiator.

## **First Floor**

### **Landing**

A spacious landing with front aspect window, access to loft space and airing cupboard, and doors leading to all first floor rooms.

### **Bedroom One**

13'5" x 10'8" (4.11m x 3.3m )

A generous rear facing double bedroom with radiator and access to:

### **En Suite**

Refitted with a walk in double width shower with glass screen, wash hand basin set into a vanity unit, low level WC, chrome heated towel rail, and rear aspect window.

### **Bedroom Two**

12'3" m x 10'11" max (3.74 m x 3.33m max)

A spacious double bedroom with rear aspect window, radiator.

### **Bedroom Three**

12'1" x 8'9" (3.69m x 2.67m)

Front facing double bedroom with radiator.

### **Bedroom Four**

8'11" m x 8'3" (2.73 m x 2.53m)

A comfortable fourth bedroom with front aspect window and radiator.

### **Family Bathroom**

Fitted with a modern white suite comprising low-level WC, wash hand basin, bath with overhead shower and glass screen, radiator, and side aspect window.

## **Externally**

### **Front Garden**

A generous frontage with lawn, mature shrubs, and flower beds. A pathway leads to the entrance and side gate. A double width driveway provides off road parking and access to the garage.

### **Double Garage**

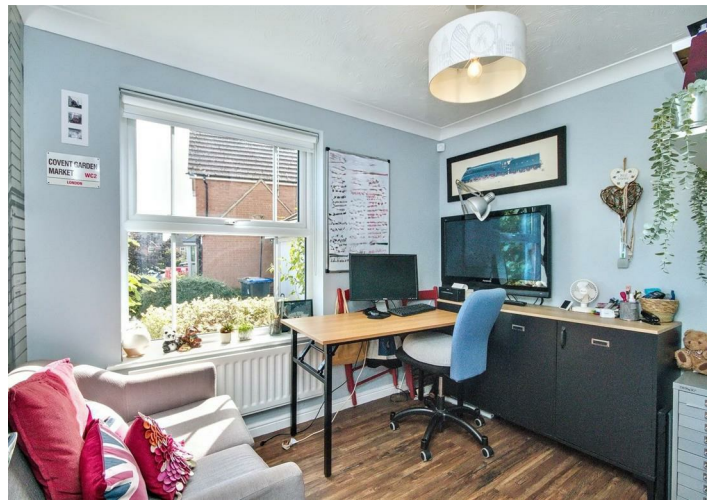
Detached with up-and-over door, power, and lighting connected.

### **Rear Garden**

A beautifully landscaped garden of excellent proportions, featuring a paved patio, shaped lawn, well stocked borders with mature trees, shrubs, and flowering plants. Includes a bar area, ideal for entertaining. Gated side access.

## **Agents Notes**

Agents Notes - West Northamptonshire Council  
Council Tax Band: E







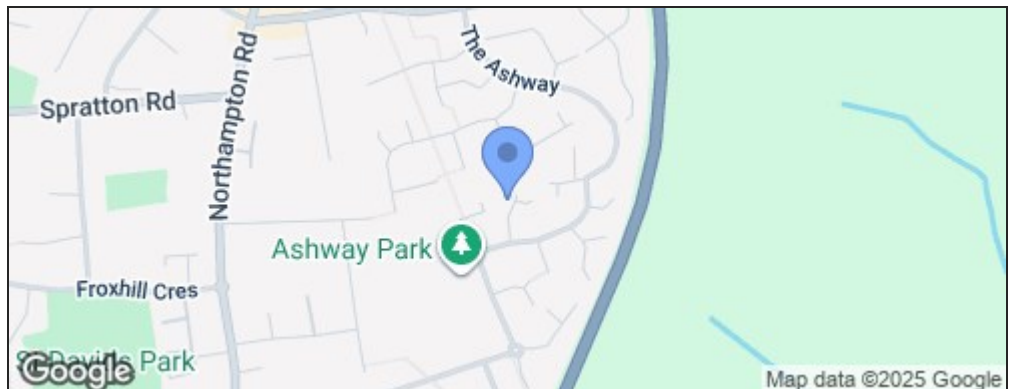
GROUND FLOOR

1ST FLOOR



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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