

**4 Tantree Way
Brixworth
NORTHAMPTON
NN6 9UQ**

£475,000



- AVAILABLE MID-OCTOBER
- TWO RECEPTION ROOMS
- DOWNSTAIRS CLOAKROOM
- SOUGHT AFTER VILLAGE
- ENERGY EFFICIENCY RATING: TBC

- FOUR BEDROOM DETACHED
- ENSUITE TO MAIN BEDROOM
- DOUBLE GARAGE
- PETS NEGOTIABLE
- COUNCIL TAX BAND: E

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PERSONAL • PROFESSIONAL • PROACTIVE

Situated in the desirable village of Brixworth, this well presented four bedroom detached family home sits on a generous plot with ample off road parking, offering spacious and well designed accommodation ideal for modern living. The ground floor features an inviting entrance hall leading to a spacious lounge, a separate dining room, and a bright kitchen/breakfast room that opens to a utility room, with the convenience of a cloakroom/WC. Upstairs, the generous master bedroom includes an en-suite shower room, complemented by three additional well proportioned bedrooms and a family bathroom. Outside, a beautifully landscaped, fully enclosed rear garden features a lush lawn and paved patio area perfect for outdoor dining, surrounded by vibrant flowers and shrubs. A double garage provides ample storage, while additional features such as double glazing and gas radiator central heating ensure comfort throughout the year. An internal inspection is highly recommended to fully appreciate the quality and lifestyle this exceptional property offers.

Ground Floor

Entrance Porch

Approached via entrance door, door to;

Entrance Hall

Stairs rising to the first floor, radiator, doors to;

Cloakroom/WC

Window to the front aspect, low level wc, wash hand basin, radiator.

Lounge

15'5" excluding bay x 14'4" (4.71m excluding bay x 4.37m)

Bay window to the front aspect, gas fire, two radiators, double door connecting to the dining room.

Dining Room

13'4" x 9'5" (4.07m x 2.88m)

Patio doors to the rear garden, radiator, connecting door to the kitchen.

Kitchen/Breakfast Room

13'1" x 9'2" max reducing to 8'11" (3.99m x 2.81m max reducing to 2.72m)

Window to the rear aspect, one and a half bowl stainless steel sink unit set into a range of base units with work surfaces over, tiled splash backs, matching wall mounted units, double oven, gas hob with extractor hood over, plumbing for dish washer, radiator, door to;

Utility Room

7'8" x 5'4" (2.36m x 1.64m)

Door leading to the rear garden, sink unit set into a range of base units with work surfaces over, tiled splash backs, radiator, plumbing for washing machine.

First Floor

Landing

Loft access to roof space, airing cupboard, doors to;

Bedroom One

12'2"n x 10'0" min (3.72n x 3.05m min)

Bay window to the front aspect, fitted wardrobes, radiator, door to;

Ensuite

Window to the side aspect, low level wc, wash hand basin, fully tiled shower cubical, radiator.

Bedroom Two

12'10" x 9'2" (3.93m x 2.81m)

Window to the rear aspect, radiator.

Bedroom Three

9'7" x 7'9" min (2.94m x 2.37m min)

Window to the rear aspect, radiator.

Bedroom Four

10'4" x 7'4" max (3.15m x 2.25m max)

Window to the front aspect, cupboard over stairs, radiator.

Bathroom

Window to the side aspect, low level wc, wash hand basin, side paneled bath with mixer tap with shower attachment, half tiled walls to the main areas, radiator.

Externally**Front Garden**

Driveway providing off road parking and leading to the double garage, lawned area, a variety of flowers and shrubs.

Double Garage

16'7" x 15'11" (5.07m x 4.87m)

Twin up and over doors, power and light connected, sink, door to the rear garden.

Rear Garden

Fully enclosed rear garden with a high degree of privacy, patio area, lawned area, well stocked with a wide variety of flowers and shrubs, gated side access.

Agents Notes

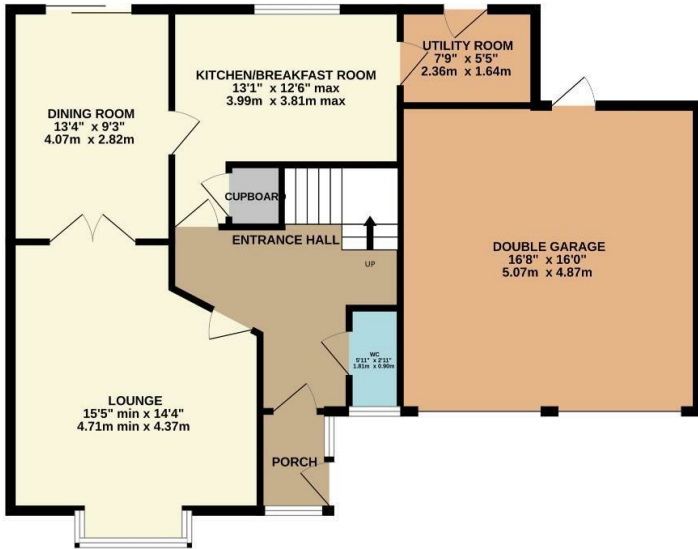
West Northamptonshire Council

Council Tax Band: E

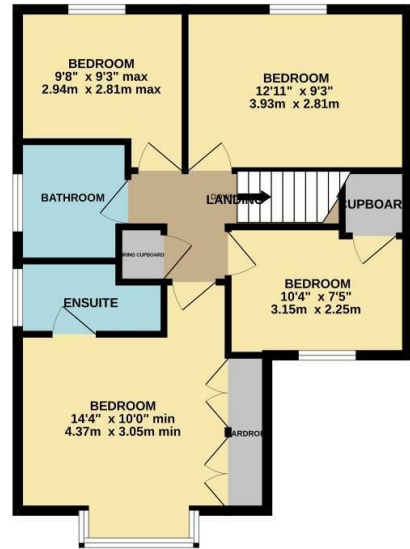




GROUND FLOOR
979 sq.ft. (91.0 sq.m.) approx.



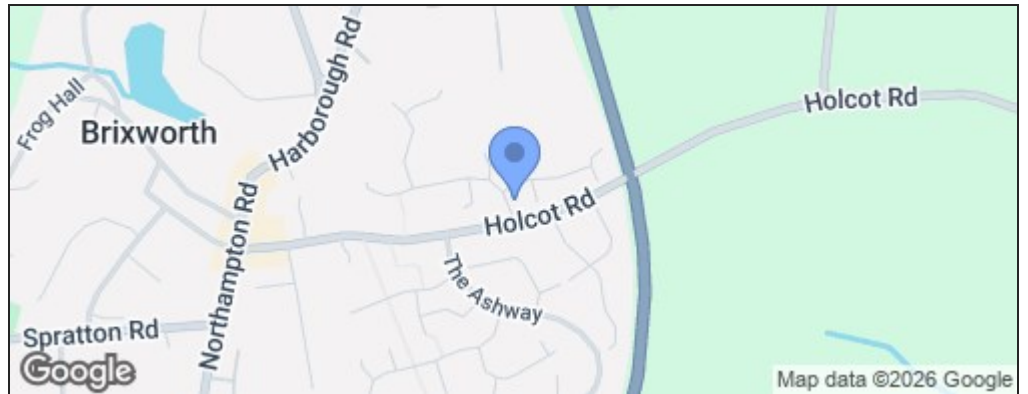
1ST FLOOR
586 sq.ft. (54.5 sq.m.) approx.



TOTAL FLOOR AREA: 1565 sq.ft. (145.4 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		69	83
	EU Directive 2002/91/EC		



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.