2 Knightons Way
Brixworth
NORTHAMPTON
NN6 9UE

£600,000









- DAVID WILSON HOME ON A GENEROUS PLOT
- THREE RECEPTION ROOMS
- FOUR DOUBLE BEDROOMS WITH FITTED WARDROBES
- SOUGHT AFTER VILLAGE
- PRIVATE SOUTH-FACING LANDSCAPED GARDEN
- EXTENDED KITCHEN/BREAKFAST ROOM
- REFITTED EN SUITE
- ENERGY EFFECIENCY RATING: TBC

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This beautifully presented David Wilson built home is set on a generous, private, south facing plot in the highly desirable village of Brixworth, with off road parking and a double garage. The current owners bought the property from new and have added a single storey side extension to create a light filled Kitchen/Breakfast/Family room and to enlarge the utility room.

The ground floor comprises a welcoming entrance hall, a cloakroom/WC and three separate reception rooms. The spacious lounge has a front bay window and bi-fold doors opening directly onto the landscaped rear garden. The separate dining room features a bandstand bay window overlooking the garden, and the study is ideal for home working. The kitchen opens into the extended breakfast and family area, with a raised breakfast bar and space for informal seating. On the first floor are four double bedrooms, all with fitted wardrobes. The spacious main bedroom benefits from a sumptuous refitted en suite with twin basins and a separate shower. The family bathroom also has a bath and separate shower. A new boiler was installed in 2021 and replacement windows have been fitted throughout.

Ground Floor

Entrance Hall
A glazed front door opens into a welcoming hallway with stairs to the first floor with storage cupboard under and doors to the lounge, dining room, kitchen/breakfast/family room, study and cloakroom.

Cloakroom/WC
Comprising mounted wash hand basin, low level WC and window to the side aspect.

Lounge
23'3" excl. bay × 11'5" (7.09 m excl. bay × 3.49 m) A spacious reception room with a bay window to the front aspect and a feature fireplace. Bi-fold doors to the rear open directly onto the garden decking.

Dining Room
11'2" excl. bay × 10'3" (3.40 m excl. bay × 3.12 m) Double doors from the hall open into a separate dining room with a bandstand bay window to the rear aspect, overlooking the garden.

Kitchen/Breakfast/Family Room
18'1" max × 14'5" max (5.52 m max × 4.39 m max) Fitted with wall and base units, built-in ovens and a hob with extractor. The central island has a raised glass breakfast bar. Rooflights bring daylight into the extended breakfast and family area, which has space for informal seating and glazed doors to the adjacent decked area.

Utility Room
13'5"× 5'11" (4.09 m × 1.81 m) An extended utility room with a sink, worktop, space for laundry appliances and an external door.

Study
9'5" × 7'9" (2.87 m × 2.36 m) A separate reception room with a window to the side aspect, ideal as a study or home office.

First Floor

Landing
A window lights the stairwell, with doors from the landing to all four bedrooms and the family bathroom.

Bedroom One
16'5" max × 14'1" max (5.00 m max × 4.29 m max) A generous double bedroom with a bay window to the front aspect, a range of fitted wardrobes and access to the refitted en suite.

Ensuite
A beautifully refitted en suite with twin countertop basins set on an open vanity unit, a separate shower enclosure, a wall mounted WC and a chrome towel rail. Tiled walls and flooring complete the room.

Bedroom Two
11'4?"× 8'10" (3.46 m × 2.68 m) A double bedroom with a fitted wardrobe and a rear facing window overlooking the garden.

Bedroom Three
9'10" × 9'1" (3.00 m × 2.77 m) A further rear facing double bedroom with a fitted wardrobe.

Bedroom Four
9'2" × 7'2" min (2.80 m × 2.18 m min) A compact front facing double bedroom with a fitted wardrobe.

Bathroom
Contemporary wall tiling complements the bath and separate shower enclosure. The suite also includes a pedestal wash hand basin and WC.

Externally

Front Garden
A broad driveway provides off road parking in front of the double garage, with planted borders to either side.

Double Garage
A double garage with twin doors opening onto the driveway and a separate personnel door. Power and light connected.

Rear Garden
The generous, private, south-facing rear garden has been landscaped around a lawn with established borders. Decking outside the lounge provides space for outdoor dining, with paths leading to further seating areas, pergolas and an ornamental pond.

Agents Notes
West Northamptonshire Council

Council Tax Band: F

Anti-Money Laundering Checks: In accordance with current Anti-Money Laundering Regulations, we are required to carry out identity and verification checks on all purchasers. A charge of £15.00 including VAT per purchaser is payable to cover the cost of these checks.





















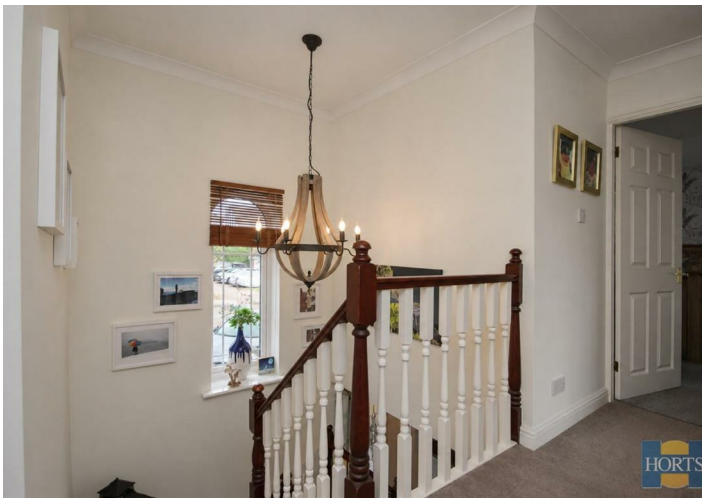









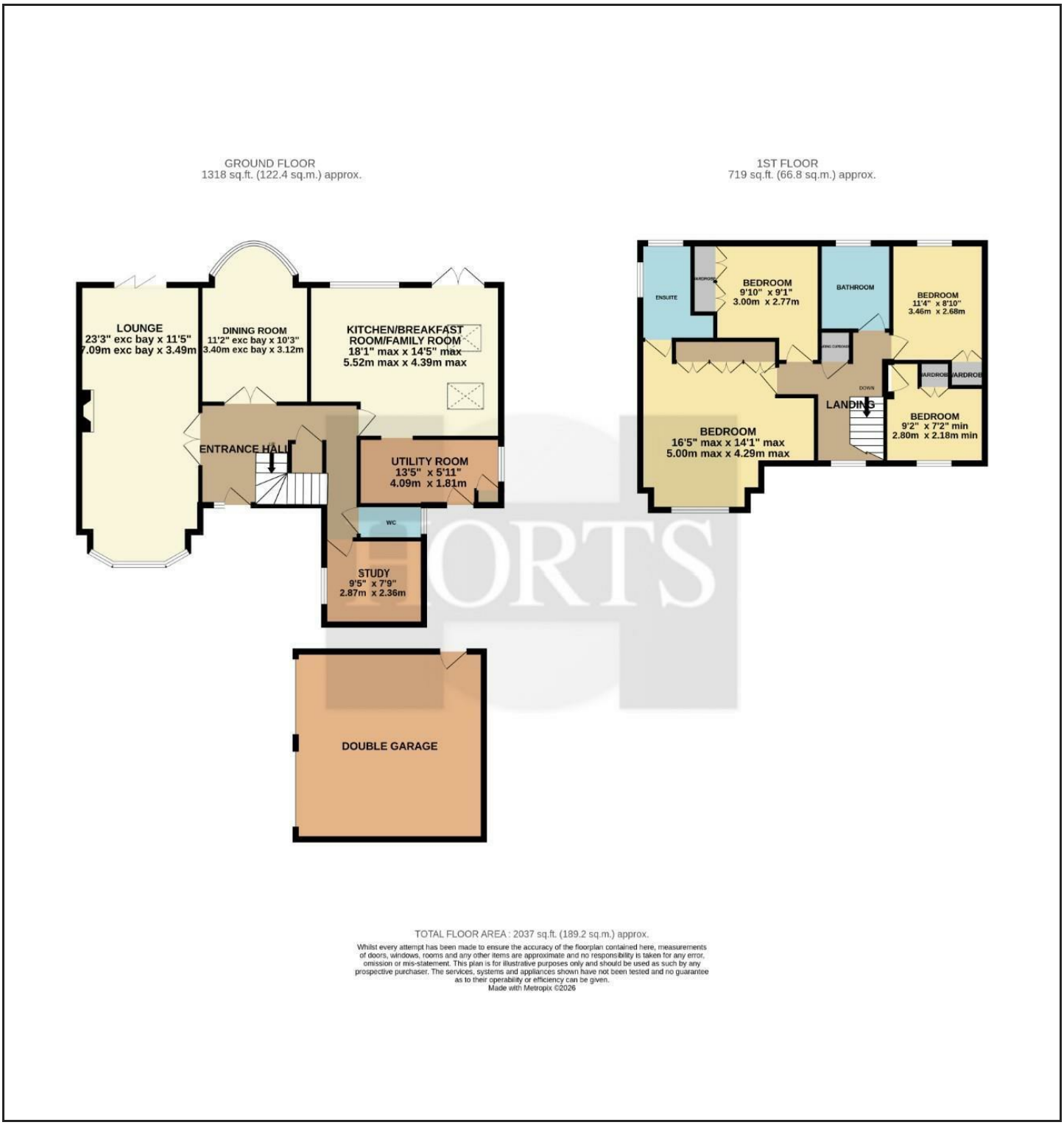

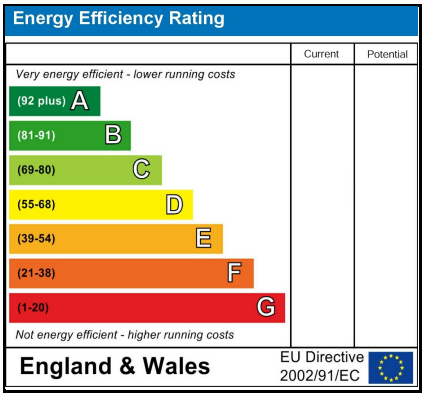

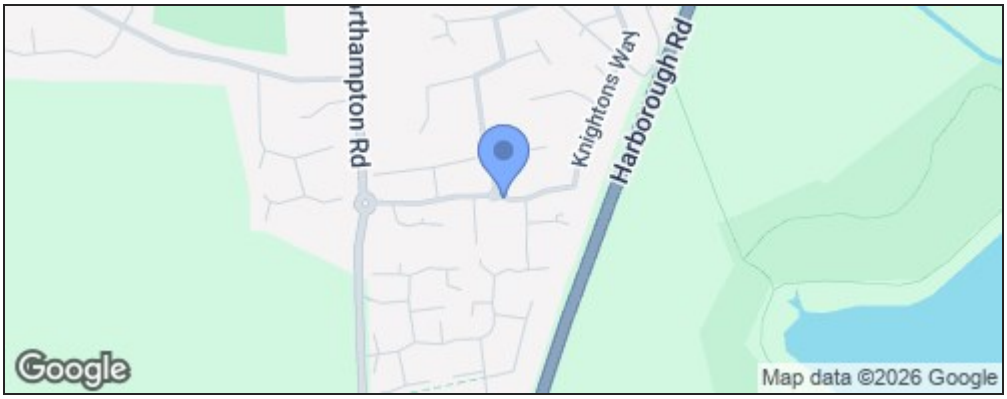

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