27 Brampton Way
Brixworth
NORTHAMPTON
NN6 9BD

£325,000

- **EXTENDED**
- **CUL DE SAC LOCATION**
- **THREE BEDROOMS**
- **MUST BE VIEWED**
- **BEAUTIFULLY PRESENTED**
- **SOUGHT AFTER VILLAGE**
- **STUNNING OPEN PLAN ENTERTAINING ROOM**
- **ENERGY EFFECIENCY RATING: TBC**

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Offered for sale is this beautifully presented and exceptionally well maintained extended three bedroom semi detached home, situated within a quiet cul-de-sac in the highly sought after village of Brixworth.

The accommodation is thoughtfully arranged and comprises an entrance hallway, a comfortable lounge, and a stunning open plan kitchen/dining/family room, complemented by a utility area and downstairs WC. The ground floor benefits throughout from high quality luxury vinyl tile (LVT) flooring, enhancing both the style and practicality of the space. To the first floor, a spacious landing provides access to three well proportioned bedrooms and a family bathroom, which is fitted with a separate shower cubicle. Externally, the property boasts a generous driveway providing ample off road parking, leading to an integral single garage. The rear garden has been beautifully landscaped and enjoys a private, west facing aspect, ideal for afternoon and evening sun.

Further benefits include gas central heating and double glazing throughout. Viewing is highly recommended to fully appreciate the standard of accommodation on offer.

Entrance Hall
Entered via the front door, with access through to the lounge.

Lounge
14'11" x 10'5" (4.57m x 3.2m)
A well proportioned reception room with a window to the front elevation, two radiators, wall light points, and stairs rising to the first floor. Door leading to the kitchen/dining/family room.

Kitchen/Dining/Family Room

Kitchen Area
18'6" x 8'8" inc dining area (5.65m x 2.65m inc dining area)
Fitted with a modern range of base and wall mounted units with quartz marble effect work surfaces and tiled splashbacks. Incorporating a stainless steel sink with mixer tap, fitted oven with gas hob and extractor hood over, integrated three quarter fridge and separate full height freezer. Window to the side elevation and open access through to the dining and utility areas.

Dining Area
A bright and versatile space with radiator and wall lighting, open through to the family area.

Family Area
10'0" x 8'9" (3.07 x 2.68)
A superb addition to the property featuring double doors opening onto the patio, two Velux roof light windows, upright radiator and wall light points.

Utility Area
10'0" max x 6'9" max (3.07m max x 2.07m max)
Comprising an upright larder unit, additional work surface with tiled splashbacks and wall mounted units, plumbing for a washing machine, radiator and extractor fan. Window and door to the side elevation, with internal door leading to the WC.

WC
Fitted with a low level WC and wash hand basin with tiled splashback. Window to the rear elevation, radiator and extractor fan.

First Floor

Landing
Spacious landing with window to the side elevation, loft access, storage cupboard and airing cupboard housing the water cylinder. Doors to all rooms.

Bedroom One
13'9" x 9'11" (4.21m x 3.03m)
Double bedroom with window to the front elevation and radiator.

Bedroom Two
10'3" x 9'11" (3.14m x 3.03m)
Double bedroom with window to the rear elevation and radiator.

Bedroom Three
8'7" x 8'5" (2.62m x 2.59m)
Well proportioned room with window to the front elevation and radiator.

Bathroom
8'10" x 5'7" (2.7m x 1.72)
Fitted with a white suite comprising low level WC, pedestal wash hand basin, panelled bath with mixer tap and a fully tiled separate shower cubicle. Half tiled walls, chrome heated towel rail, window to the rear elevation and extractor fan.

Externally

Front
Tarmac driveway providing off road parking for multiple vehicles and leading to the integral garage.

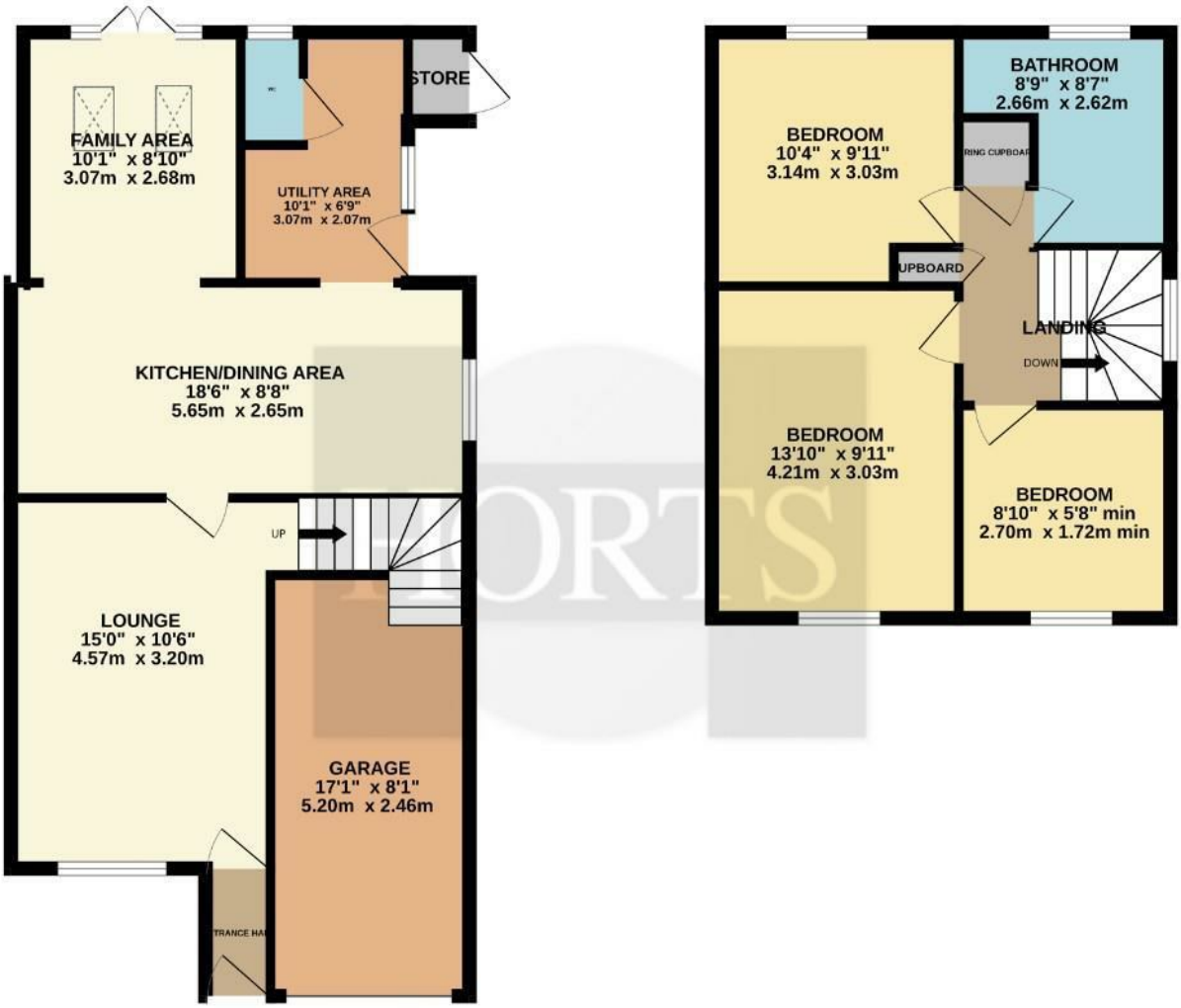
Rear Garden
A beautifully landscaped, fully enclosed west facing garden offering a high degree of privacy. Predominantly laid to lawn with a patio seating area, gated side access and a brick built storage shed.

Agents Notes
West Northamptonshire Council
Council Tax Band: C

There's no place like hom

GROUND FLOOR
664 sq.ft. (61.7 sq.m.) approx.

1ST FLOOR
442 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 1106 sq.ft. (102.7 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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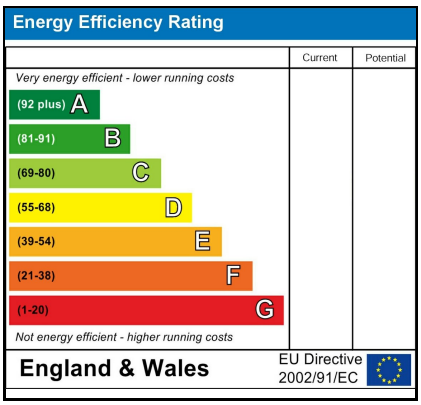

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