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# Dairy Close, Brixworth, Northampton, NN6 9DR

£310,000 Semi-Detached

4 1 1



**Platinum Trusted  
Service Award**

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over the past year

**feefo**

Department: Sales

Tenure: Freehold



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## Property Summary

Jackson Grundy are delighted to be the chosen agent to market a rarely available extended four bedroom semi detached property situated in the popular village of Brixworth in a quiet cul-de-sac.

## Features & Utilities

- ✓ Four Bedrooms
- ✓ Extended
- ✓ Rear Family Room
- ✓ Separate WC
- ✓ Off Road Parking
- ✓ Cul-De-Sac Location
- ✓ Popular Village
- ✓ Kitchen/Dining Room
- ✓ uPVC Windows & Doors
- ✓ Gas Radiator Heating

# Property Overview

Jackson Grundy are delighted to be the chosen agent to market a rarely available extended four bedroom semi detached property situated in the popular village of Brixworth in a quiet cul-de-sac. The accommodation comprises entrance hall, lounge, kitchen/dining room, bedroom four, utility room, WC and family room. To the first floor are three double bedrooms and a family bathroom. The rear has an enclosed garden with two patio areas. The front has off road parking. This property would make an excellent family home. Please call to arrange your internal inspection. EPC Rating: TBC. Council Tax Band: C

## HALL

uPVC double glazed entrance door. Radiator. Staircase rising to first floor landing.

## BEDROOM FOUR 3.29m x 2.18m (10'10 x 9'2)

uPVC double glazed window to front elevation. Radiator.

## LOUNGE 4.62m x 3.57m (15'2 x 11'9)

uPVC double glazed window to front elevation. Gas fireplace with marble hearth and wooden surround. Wall lights.

## KITCHEN/DINING ROOM 3.08m x 4.85m (10'1 x 15'11)

uPVC double glazed window to rear elevation. uPVC double glazed sliding doors to rear elevation. Wall and base units. Roll top work surfaces. Stainless steel sink and drainer. Electric oven, four ring gas hob. Space for white goods. Tiling to splash back areas. Storage under stairs.

## FAMILY ROOM 3.06m x 2.81m (10'0 x 9'2)

uPVC double glazed sliding doors to rear elevation. Radiator. Dado rail.

## WC

Frosted uPVC double glazed window to side elevation. Low level WC and sink with cupboard under. Tiled half wall.

## UTILITY ROOM

uPVC double glazed window and door to side elevation. Roll top work surfaces. Space for white goods. Base units. Tiled floor.

## FIRST FLOOR LANDING

Frosted uPVC double glazed window to side elevation. Airing cupboard housing Worcester combination boiler. Access to loft space.

## BEDROOM ONE 4.62m x 2.57m (15'2 x 8'5)

uPVC double glazed window to front elevation. Radiator. Built in wardrobes.

## BEDROOM TWO 3.23m x 2.57m (10'7 x 8'5)

uPVC double glazed window to rear elevation. Radiator.

## BEDROOM THREE 2.96m x 1.90m (9'9 x 6'3)

uPVC double glazed window to front elevation. Radiator.

## BATHROOM

Frosted uPVC double glazed window to rear elevation. Central heated towel rail. Suite comprising low level WC, pedestal wash hand basin and panelled bath with shower over and glass screen. Extractor. Tiled half wall.

## OUTSIDE

### FRONT GARDEN

Block paved driveway. Lawn.

### REAR GARDEN

Patio area with path to rear patio area. Shed. Flower bed borders. Lawn. Block paved to side entrance. Water tap. Outside light.

## MATERIAL INFORMATION

Electricity Supply – Mains Connected

Gas Supply – Mains Connected

Electricity/Gas Supplier – <https://www.ofgem.gov.uk/information-consumers/energy-advice-households/finding-your-energy-supplier-or-network-operator>

Water Supply – Mains Connected  
Sewage Supply – Mains Connected  
Broadband – <https://www.openreach.com/fibre-checker>  
Mobile Coverage – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>  
Solar PV Panels – No  
EV Car Charge Point – No  
Primary Heating Type – Gas  
Parking – Yes  
Accessibility – N/a  
Right of Way – No  
Restrictions – N/a  
Flood Risk – <https://flood-map-forplanning.service.gov.uk/>  
Property Construction – Ask Agent  
Outstanding Building Work/Approvals – Ask Agent

### DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).

### AGENTS NOTES

i Viewings by appointment only through Jackson Grundy ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same iii

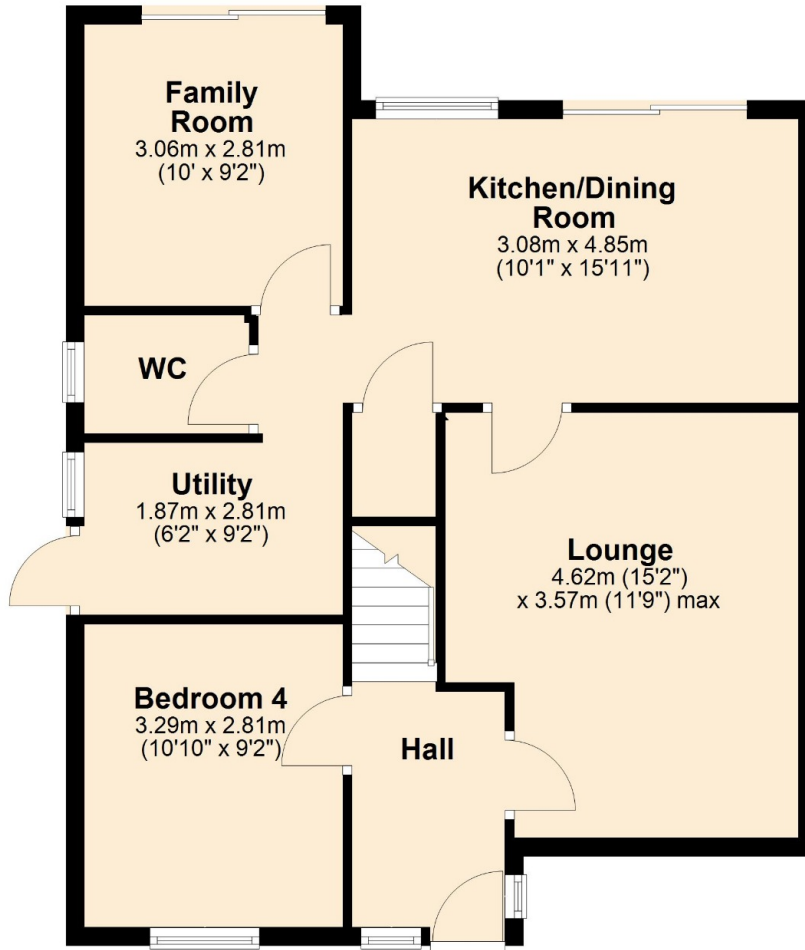
Photographs illustrate parts of the property as were apparent at the time they were taken iv Any areas, measurements, distances or illustrations are approximate for reference only v We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.



# Floorplan

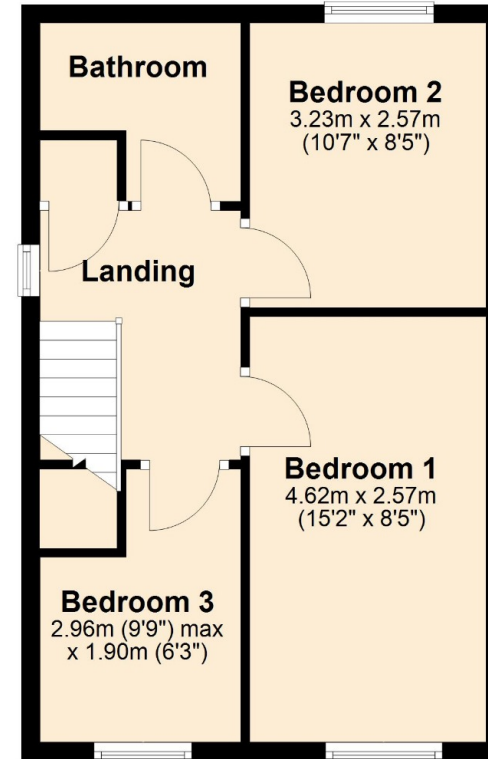
## Ground Floor

Approx. 68.2 sq. metres (733.9 sq. feet)



## First Floor

Approx. 37.9 sq. metres (407.6 sq. feet)



Total area: approx. 106.0 sq. metres (1141.5 sq. feet)



# Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

[www.jacksongrundy.com](http://www.jacksongrundy.com)

Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd  
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