



FOR SALE

£275,000

4 Bed Mid Terraced House in Yaffle Crescent, Desborough, NN14 2GB



PROPERTY FEATURES

- Modern Three Storey Home
- Fully Refurbished Throughout
- NO CHAIN
- Quiet Location Close To Amenities
- Newly Fitted Kitchen
- Three/Four Bedrooms
- En-Suite Shower Room
- Low Maintenance Rear Garden
- Off Road Parking
- Ideal FTB or Investment



FULL DESCRIPTION

ENTRANCE HALL

Accessed via a double glazed front door. Doors off to: Lounge, kitchen and WC. Stairs rising to: First floor. Under stairs storage cupboard. Radiator.

LOUNGE/DINER

15' 1" x 12' 7" (4.6m x 3.84m) UPVC double glazed 'French' doors out to: Rear garden. UPVC double glazed window to rear aspect. Double doors into: Kitchen. TV and telephone point. 2 x radiators.



KITCHEN

13' 1" x 8' 1" (3.99m x 2.46m) Having been recently re-fitted with upper and lower fitted cabinets with a laminate worktop over. There is a single fan assisted electric oven, four ring gas hob, extractor, space and plumbing for a freestanding washing machine and a further space for a freestanding fridge/freezer. UPVC double glazed window to front aspect. Tiled splash back. Tiled flooring. Radiator.



WC

Comprising: Low level WC and wash hand basin. UPVC double glazed window to front aspect. Extractor. Vinyl flooring. Radiator.

FIRST FLOOR LANDING

Doors off to: Bedrooms and bathroom. Stairs rising to: Second floor. Airing cupboard.

BEDROOM/SECOND RECEPTION ROOM

15' 0" x 13' 4" (4.57m x 4.06m) Two UPVC double glazed windows to front aspect. TV and telephone point. Radiator.





BEDROOM THREE

12' 5" x 8' 3" (3.78m x 2.51m) UPVC double glazed window to rear aspect. Radiator.

SECOND FLOOR LANDING

Doors to: Bedrooms

BEDROOM ONE

15' 0" x 12' 3" (4.57m x 3.73m) UPVC double glazed window to front aspect. Telephone point. Radiator.

ENSUITE

8' 3" x 4' 1" (2.51m x 1.24m) Comprising: Double shower enclosure with aqua boarding, low level WC and wash hand basin. Extractor. Vinyl flooring. Chrome heated towel rail.

BEDROOM TWO

15' 0" x 9' 1" (4.57m x 2.77m) UPVC double glazed window to front aspect. Radiator.

OUTSIDE

The property is situated within a quiet development overlooking greenspace. There is a low maintenance rear garden with patio area covered by a wooden canopy, slate shingle borders and a handy wooden shed. There is rear pedestrian gated access out to the off road parking.

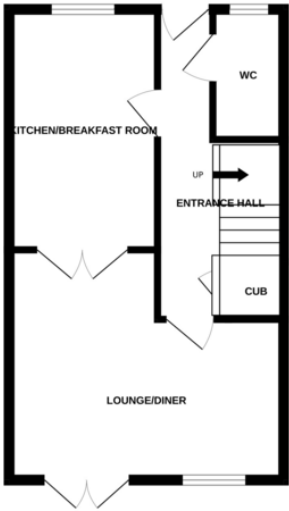




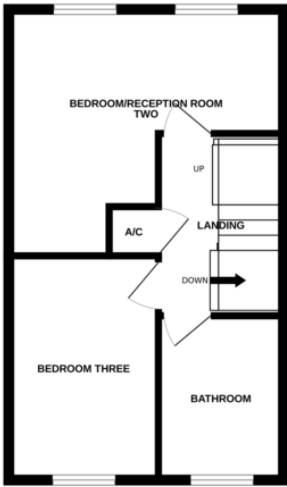
Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92+) A		90	
(81-91) B			
(69-80) C	78		
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			
WWW.EPC4U.COM			



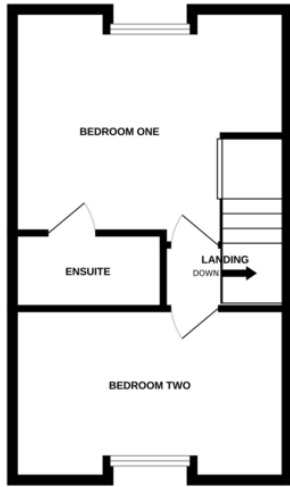
GROUND FLOOR
386 sq.ft. (35.9 sq.m.) approx.



1ST FLOOR
386 sq.ft. (35.9 sq.m.) approx.



2ND FLOOR
376 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA : 1149 sq.ft. (106.7 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.
Made with Metropix ©2025

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

