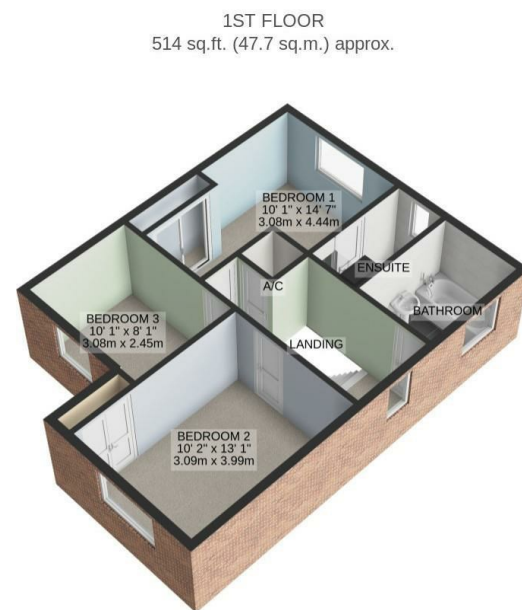
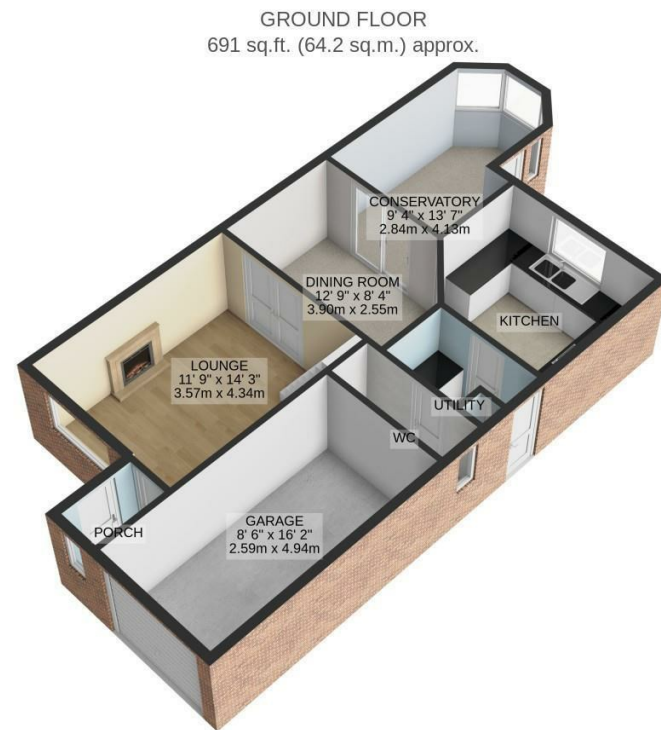


Cypress Close, Desborough NN14 2XU



TOTAL FLOOR AREA : 1205 sq.ft. (111.9 sq.m.) approx.



Cypress Close, Desborough NN14 2XU

- Three good size bedrooms
- Three reception rooms
- Very well presented inside and out
- Cloakroom W.C and En-suite
- Cul-De-Sac position

PRICE
£295,000

We would like to point out that all measurements set out in these sales particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc. And cannot confirm that they are in full or efficient working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. While we endeavor to make our sale details accurate and reliable, if there is any point which is of particular importance to you, please, contact us and we will be pleased to confirm the position for you. Wide angled lens may have been used on all photography.



23 High Street, Rothwell
01536 418100
info@simonac.co.uk
simonac.co.uk



**** IN PERSON AND VIDEO VIEWINGS AVAILABLE **** Very well presented and extended THREE Bedroom detached Family home with block paved double driveway and garage at the front and good size Southerly aspect gardens to the rear. Gas central heated and uPVC double glazed; Entrance Hall, lounge/sitting room, Dining room, Conservatory/family room, Kitchen, utility/side hallway and cloakroom W.C. Landing to Bathroom, three good size bedrooms with en-suite to the Master. Outside power points, Garden lighting and a small toolshed, at the bottom of the garden. Pleasant Cul-De-Sac position

ENTRANCE HALL

Via Upvc double glazed panelled door, single panelled radiator, Upvc double glazed window to front ceiling coving and further panelled door to Lounge/Sitting Room

LOUNGE/SITTING ROOM

14'0" x 11'0" incorporating stairs case to first f (4.29m x 3.36m incorporating stairs case to first f) Having Upvc double glazed window to front, double panelled radiator, ceiling coving, feature fire place housing living flame electric fire, and double doors opening to Separate Dining Room

SEPARATE DINING ROOM

12'1" max x 6'6", 15'7" (3.7m max x 2.48m) Having sliding double glazed patio style doors to Conservatory/Family Room, single panelled radiator, ceiling coving and panelled door to Kitchen

CONSERVATORY/FAMILY ROOM

13'1" x 9'1" max (4m x 2.78m max) Predominately of brick and Upvc double glazed constructions offering outlook and access to South Facing Rear Garden, double panelled radiator

KITCHEN

9'8" x 9'5" (2.96m x 2.89m) Offering a range of high and base level cupboard units with drawer space and work surface areas having complimentary tiled surrounds, one and half bowls single drainer sink unit with mixer tap, built in oven, four ring gas hob and extractor over, additional appliance space to include area for tall fridge/freezer, double panelled radiator, Upvc double glazed window to rear and panelled door to Utility Room/Side Hall

UTILITY ROOM/SIDE HALL

Having Upvc double glazed door and window to side, appliance space with plumbing for automatic washing machine and further space for additional appliance, work tops and cupboard unit, panelled door to Cloakroom/WC

CLOAKROOM/WC

comprising close coupled Wc and wash hand basin all having tiled surrounds, Upvc double glazed window to side, single panelled radiator and storage area

LANDING

Having Upvc double glazed window to side, loft hatch, ceiling coving, double power point, over stairs airing cupboard and panelled doors to Three Double Bedrooms and Bathroom

MASTER BEDROOM

14'9" x 9'10" max narrowing to 6'9" min (4.5m x 3m max narrowing to 2.08m min) Measurements incorporating mirror fronted double wardrobe providing clothes hanging and shelving space, ceiling spot lights, Upvc double glazed window to rear, single panelled radiator, ceiling coving and panelled door to En-Suite

EN-SUITE

Comprising shower cubicle, pedestal wash hand basin and close coupled Wc, all having complimentary tiled surrounds, opaque Upvc double glazed window to rear, inset ceiling spot lights and single panelled radiator

DOUBLE BEDROOM TWO

13'1" x 9'6" (4m x 2.9m) Having Upvc double glazed window to front and built in wardrobes providing clothes hanging and shelving space, ceiling coving and single panelled radiator

BEDROOM THREE

9'10" x 7'7" (3m x 2.33m) Good size third bedroom with Upvc double glazed window to rear and single panelled radiator

BATHROOM

Comprising close coupled Wc, pedestal wash hand basin and twin grip panelled bath all having tiled surrounds, opaque Upvc double glazed window to side and single panelled radiator and ceiling spot lights

OUTSIDE FRONT

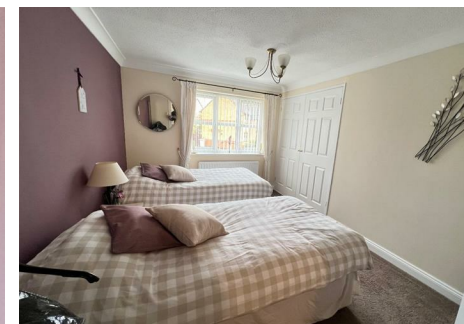
To the front there is block paved parking for two vehicles including access to garage, small gravel and shrub area, path and side gate to rear garden

GARAGE

Having up and over door, power and lighting connected

OUTSIDE REAR

The rear garden is an additional feature to the property enjoying a Southerly aspect, paved patios and good size lawn, edged with shrub and flower borders, outside point, lighting and tool shed



call to view 01536 418100

