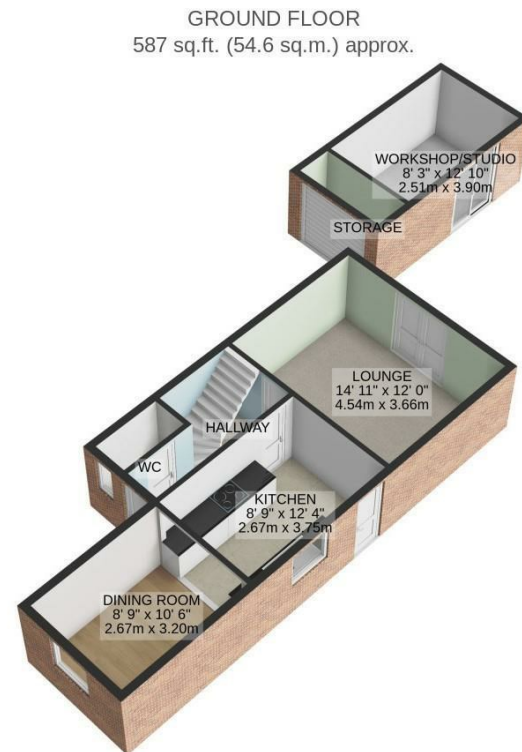


Cypress Close, Desborough NN14 2XU



361 sq.ft. (33.5 sq.m.) approx.



Cypress Close, Desborough NN14 2XU

- Three bedrooms
- Immaculately presented
- Cloakroom W.C & En-suite
- Ample Parking
- Cul-De-Sac position
- FORMER Garage now converted to part storage and home office/studio
- Viewing highly recommended

PRICE
£265,000
CHAIN FREE

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 OF PROPERTY **** offered with NO CHAIN is this immaculately presented THREE bedroom detached home with extended Kitchen/diner and converted garage space to useful Home Office/studio. Gas central heated and double glazed; Entrance hall, cloakroom W.C, extended re-Kitchen through Dining room. Lounge/sitting room onto South aspect rear garden. Landing to re-fitted shower room and three bedrooms with en-suite the the Master. Well maintained gardens, ample parking to former garage now storage area with majority converted to versatile Home Home/Studio Room.

Viewing highly recommended

ENTRANCE HALL

Entered via obscure double glazed door, staircase rising to first floor landing, tiled flooring, double panelled radiator and doors giving access to cloakroom/WC, extended kitchen/dining room and lounge/sitting room.

CLOAKROOM/WC

Double glazed window to the front, refitted low level WC, wash hand basin with mixer taps, tiled flooring and radiator.

LOUNGE/SITTING ROOM

14'9" x 12'0" (4.52m x 3.66m)

Having ceiling coving, double panelled radiator and French patio doors giving access to South aspect rear garden.

KITCHEN/DINING ROOM

22'11" x 8'7" (6.99m x 2.64m)

Double glazed window to the side and front, fitted kitchen comprising a range of refitted high gloss, soft close high and base level units with work surfaces over, stainless steel sink and drainer unit, breakfast bar, space for washing machine, cooker, fridge freezer and tumble dryer, tiled flooring and double and single panelled radiators. In the dining area there are two velux windows to the side.

FIRST FLOOR LANDING

Double glazed window to the side, access to loft space and doors giving access to bedrooms two and shower room, double power point.

BEDROOM ONE

10'11" plus storage x 10'2" max (3.35m plus storage x 3.12 max)

Double glazed window to the front, over the stairs storage and boiler, door to en-suite and radiator.

EN-SUITE

Obscure double glazed window to the rear, refitted low level WC, wash hand basin with mixer taps and unit underneath, shower unit with mixer taps, tiled flooring, extractor fan and radiator.

BEDROOM TWO

14'11" x 9'3" into recess (4.55m x 2.84m into recess)

Having two double glazed windows to the rear aspect, radiator and coving.

SHOWER ROOM

Obscure double glazed window to the side, wash hand basin with mixer taps and storage unit underneath, shower cubicle, low level WC, tiled flooring and radiator.

OUTSIDE FRONT

The front is gravelled for low maintenance, plus driveway for several vehicles leading to former Garage now comprising of front storage area with up an dover door, plus Study/Work Shop and pathway to entrance door and round to side gate

OUTSIDE REAR

Having immediate patio area stepping onto lawn garden with path to Study/workshop, mature trees and enclosed with timber panelled fencing, gated access to front

STUDY/WORKSHOP

15' x 8' approx (4.57m x 2.44m approx)

With fitted desk/work bench, power and lightening connected, loft space, sliding double glazed patio door to/from rear garden



call to view 01536 418100

