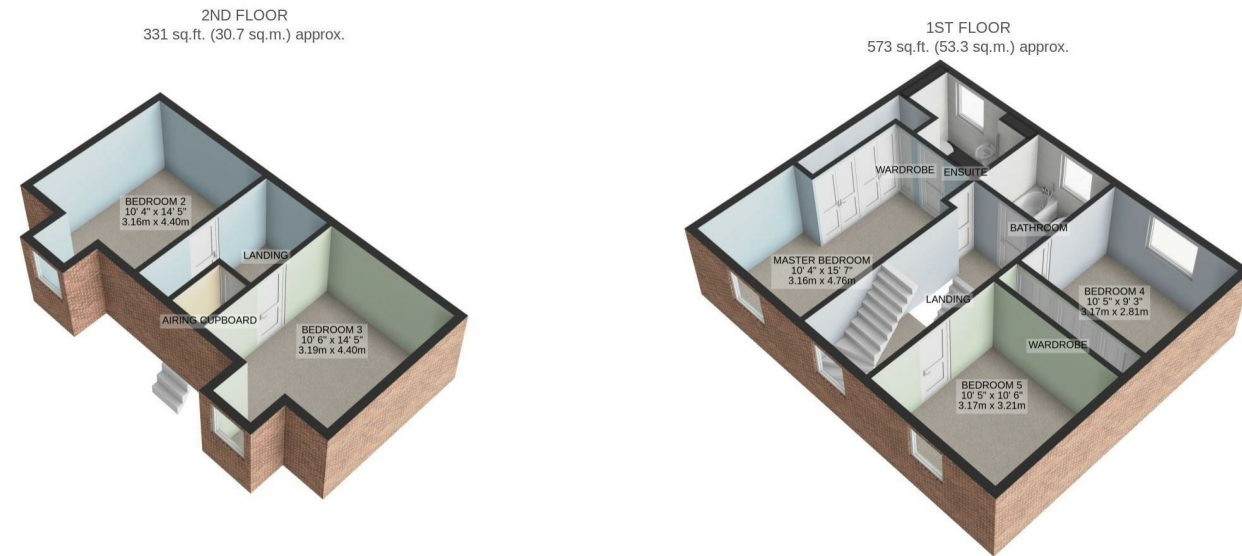
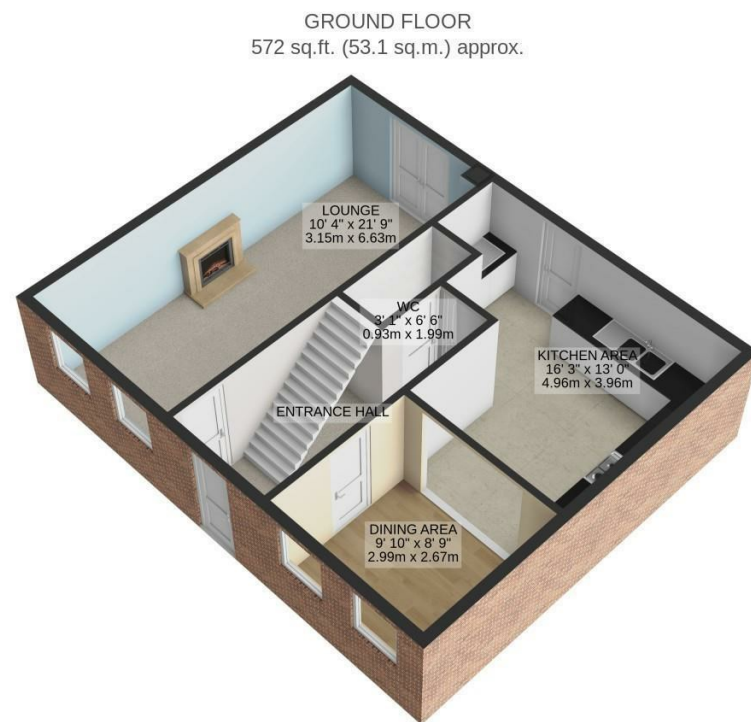


# Burdock Way, Desborough NN14 2JE



TOTAL FLOOR AREA : 1476 sq.ft. (137.1 sq.m.) approx.



## Burdock Way, Desborough NN14 2JE

- Low maintenance enclosed rear garden
- Refitted En-suite
- Impressive Dining/Kitchen
- Five double bedrooms
- Parking & Single garage
- Solar Panels

PRICE  
**£395,000**

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.



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**\*\* IN PERSON VIEWINGS AND VIDEO VIEW AVAILABLE \*\***A well presented good sized five double bed roomed detached family home, arranged over three floors. The property has been further improved with an attractive blocked paved frontage and larger than average (for it's house type) low maintenance enclosed rear garden ideal for entertaining. The overall accommodation comprises entrance hall, guest WC, Lounge and Kitchen open plan to both the dining room and utility room. The first floor offers three double bedrooms with the main bedroom boasting a recently refitted en-suite shower room, plus the family bathroom. The second floor provides two further double bedrooms. Outside are the aforementioned generous front court, enclosed rear garden and a driveway in front of a detached single garage accessed from the rear. Viewing is strongly recommended.

### ENTRANCE HALL

Via obscured double glazed composite door, laminated wood block style flooring, stair case raising to first floor landing, single panelled radiator, doors to Cloakroom/Wc, Lounge/Sitting Room, Kitchen/Dining Room and Utility Space

### CLOAKROOM/WC

Comprising close coupled Wc and pedestal wash hand basin with tiled surround, continuation of laminated wood block style flooring, extractor fan and single panelled radiator

### LOUNGE/SITTING ROOM

10'4" x 21'9" (3.15m x 6.63m)  
Having two Upvc double glazed windows to front and opening French double glazed double doors opening to rear garden, continuation of laminated wood block style flooring, two single panelled radiators, two further double panelled radiators and attractive Adam style feature fire surround with display mantle and grate housing living flame gas fire, ceiling coving

### KITCHEN/DINING ROOM

dining area 9'9" x 12'0" kitchen area 16'3" x 12'1" (dining area 2.99m x 3.67m kitchen area 4.96m x 3.9)  
Impressive size room having two Upvc double glazed windows to front, high gloss ceramic tiled flooring, single panelled radiator, feature double doorway opening to main kitchen area, continuation of high gloss ceramic tiled flooring, high and base level cupboard units incorporating display units having drawer space and work surface areas, built in stainless steel cooking facilities to include four ring gas hob, electric oven, extractor and hood, one and half bowl single drainer sink unit with mixer tap, spot lights, double panelled radiator, Upvc double glazed window to rear, and following into Utility Area

### UTILITY AREA

Having further matching high and base level cupboard units, space and plumbing for automatic washing machine, one and half bowl single drainer sink unit with mixer tap, obscured double glazed door to rear garden

### LANDING

Having Upvc double glazed window to front, stair case raising to second floor landing, doors to Three Bedrooms and Family Bathroom

### MASTER BEDROOM

10'4" x 15'7" (3.16m x 4.76m)  
Having Upvc double glazed window to front, single panelled radiator, built in furniture to include triple built in wardrobes providing clothes hanging and shelving space, dressing table with display and ample drawer and cupboard space, door to En-Suite

### EN-SUITE

Refitted suite comprising close coupled Wc, vanity wash hand basin and double shower cubicle, laminated wood block style flooring, complimentary tiling to all walls, spot lights, extractor fan, wall mounted chrome heated towel rail/radiator

### DOUBLE BEDROOM FOUR

10'4" x 9'2" (3.17m x 2.81m)  
Having double glazed window to rear, single panelled radiator and built in wardrobes providing clothes hanging and shelving space

### DOUBLE BEDROOM FIVE

10'4" x 10'6" (3.17m x 3.21m)  
Having Upvc double glazed window to front and single panelled radiator

### FAMILY BATHROOM

Three piece suite comprising twin grip panelled bath with wall mounted shower and screen, close coupled Wc and pedestal wash hand basin, obscured double glazed window to rear, extractor fan, shave point, part complimentary tiling to walls incorporating dado tile, double panelled radiator and spot lights

### SECOND FLOOR LANDING

Having Velux style double glazed sky light window to rear, doors to further two Double Bedrooms, waiting cupboard having shelving and storage space

### DOUBLE BEDROOM TWO

10'4" x 14'5" (3.16m x 4.40m)  
Having Upvc double glazed window to front and double panelled radiator

### DOUBLE BEDROOM THREE

10'5" x 14'5" (3.19m x 4.40m)  
Having double glazed window to front and double panelled radiator, built in wardrobes with clothes hanging and shelving space, drawers and shelving space

### OUTSIDE FRONT

To the front there is a generous enclosed front court being professionally block paved for low maintenance with well kept hedge row, timber gate leading to rear garden

### OUTSIDE REAR

Enclosed rear garden being designed and dominated by block paved area for low maintenance with raised patio and sitting area, outside tap, large timber shed, personal door to Garage, enclosed garden with timber fencing having gate to driveway and single garage

### PARKING & GARAGE

Parking area leading to Garage with up and over door, power and lighting connected



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