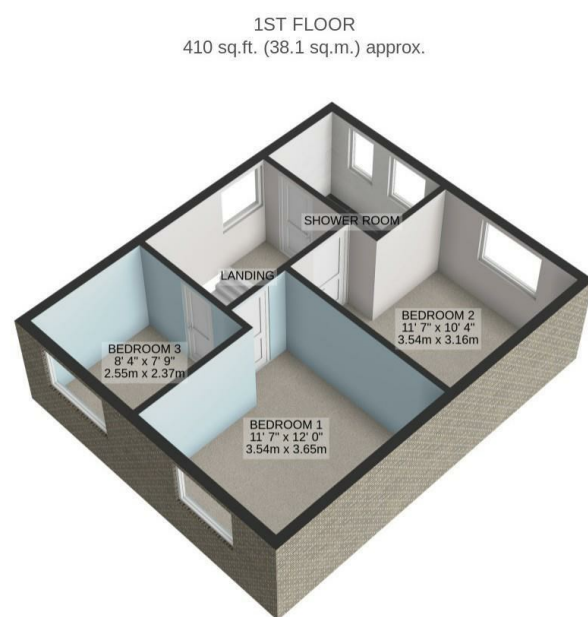
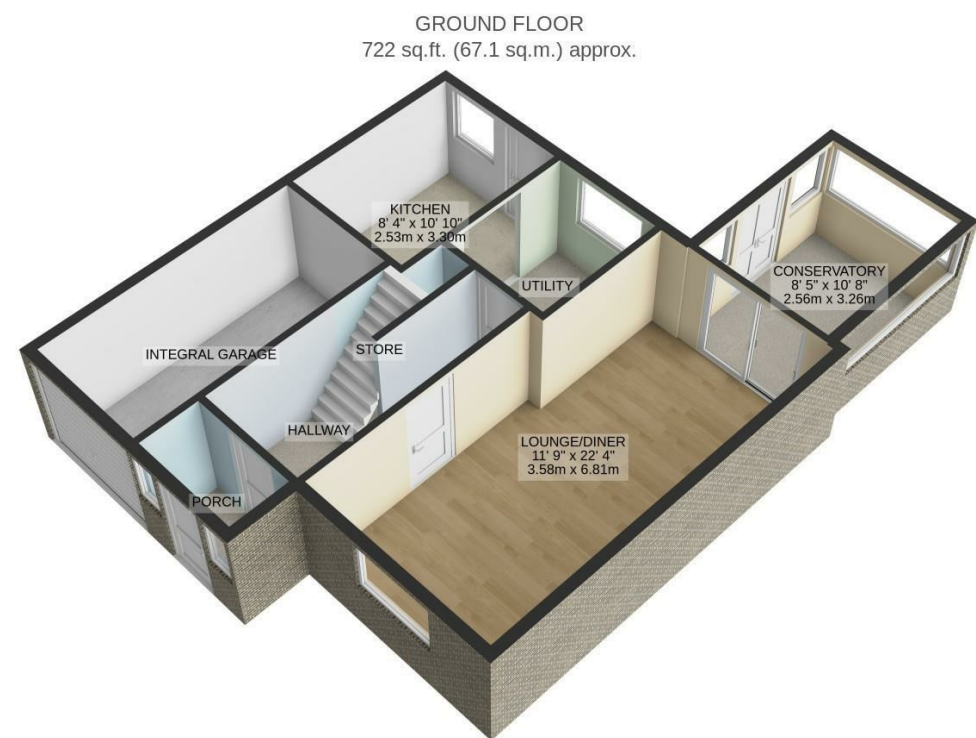


Prince Rupert Avenue, Desborough NN14 2PH



TOTAL FLOOR AREA : 1133 sq.ft. (105.2 sq.m.) approx.



Prince Rupert Avenue, Desborough NN14 2PH

- Extended family home
- Off road parking and single garage
- Three bedrooms
- Conservatory
- Enclosed rear garden
- Additional room ideal mas home office/gym

PRICE  
£284,950

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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# Prince Rupert Avenue, Desborough NN14 2PH

PRICE £284,950 FREEHOLD

**\*\*IN PERSON AND VIDEO VIEWINGS AVAILABLE OF PROPERTY \*\***Extended three bedroom detached family home benefiting from both a kitchen and conservatory extensions and also boasting a brick room at the foot of the rear garden currently used as an extra bedroom but ideal as and home office, gym or games room. The property is both gas central heated and double glazed. The overall accommodation comprises entrance porch, entrance hall, spacious lounge/dining room, conservatory, utility room(former kitchen) and a kitchen extension. The first floor offers three bedrooms and family shower room. Outside is off road parking in front of a single garage with an open plan front garden and larger enclosed rear garden with the aforementioned additional room. Viewing is recommended.

## ENTRANCE PORCH

Via obscured Upvc double glazed panelled door with matching side screens, having ample storage space and timber panelled door into Entrance Hall

## ENTRANCE HALL

Having stair case raising to first floor landing, double panelled radiator with radiator cover, timber panelled door to Lounge/Dining Room and doorway to Utility Room

## LOUNGE/DINING ROOM

22'3" x 11'9" max narrowing to 9'2" min (6.8m x 3.6m max narrowing to 2.8m min )  
Having Upvc double glazed window to front, double panelled radiator, dado rail and ceiling coving, feature fire place with display mantel housing living flame coal effect gas fire, sliding patio doors to Conservatory

## CONSERVATORY

9'0" x 11'5" (2.75m x 3.5m )  
Predominately of brick and Upvc double glazed construction, double glazed French style double doors offering outlook and access to rear garden, ceramic tiled flooring and double panelled radiator

## UTILITY ROOM

Having refitted high and base level cupboard units with drawer space and work surface areas, tiled surrounds, door to under stairs cupboard, double panelled radiator, double glazed window to rear, ceiling coving, doorway to Kitchen

## KITCHEN

8'3" x 10'9" (2.53m x 3.30m )  
Refitted high and base level cupboard units with drawer space and work tops, complimentary tiled surrounds, ceramic tiled flooring, electric cooker point, appliance s pace to include plumbing for automatic washing machine and further appliance space, single bowl single drainer sink unit with mixer tap, Upvc double glazed window to rear and obscured double glazed door to rear, double panelled radiator,

## LANDING

Having Upvc double glazed window to side, loft hatch, timber panelled doors to Three Bedrooms, Shower Room and airing cupboard with storage and shelving

## BEDROOM ONE

9'6" x 10'2" min plus built in wardrobes (2.9m x 3.1m min plus built in wardrobes)  
Having Upvc double glazed window to front and single panelled radiator, ceiling coving and built in bedroom furniture comprising of double wardrobe providing clothes hanging and shelving space, dressing table with storage space and overhead storage cupboards

## BEDROOM TWO

9'10" x 9'6" (3m x 2.9m )  
Having Upvc double glazed window to rear, single panelled radiator and ceiling coving

## BEDROOM THREE

7'9" x 8'4" (2.37m x 2.55m )  
Having Upvc double glazed window to front, built in cabin bed over bulkhead

## SHOWER ROOM

8'4" x 5'4" (2.55m x 1.65m )  
Refitted three piece suite comprising close coupled Wc, pedestal wash hand basin and full tiled double shower cubicle, complimentary tiling to dado rail, two obscured Upvc double glazed windows to rear, ceiling coving and spot lights, feature heated towel rail/radiator

## OUTSIDE FRONT & PARKING

The front garden is open plan with bark chip for low maintenance, edged with shrub and flower borders, block paved drive way providing off road parking for one vehicle leading to single Garage, timber gate to side leading to rear garden

## GARAGE

Having up and over door

## OUTSIDE REAR

Having immediate flagstone patio area and retaining brick wall, stepping up to lawn areas with deep well stocked shrub and flower borders, leading to brick built Annex/Home Office style building outside tap and being enclosed via timber panelled fencing

## ANNEX/HOME OFFICE

13'11" x 13'11" (4.25m x 4.25m )  
Having obscured Upvc double glazed door and window to front, power and lighting connected, idea for a bedroom/Home Office/ Gym or storage



call to view 01536 418100

