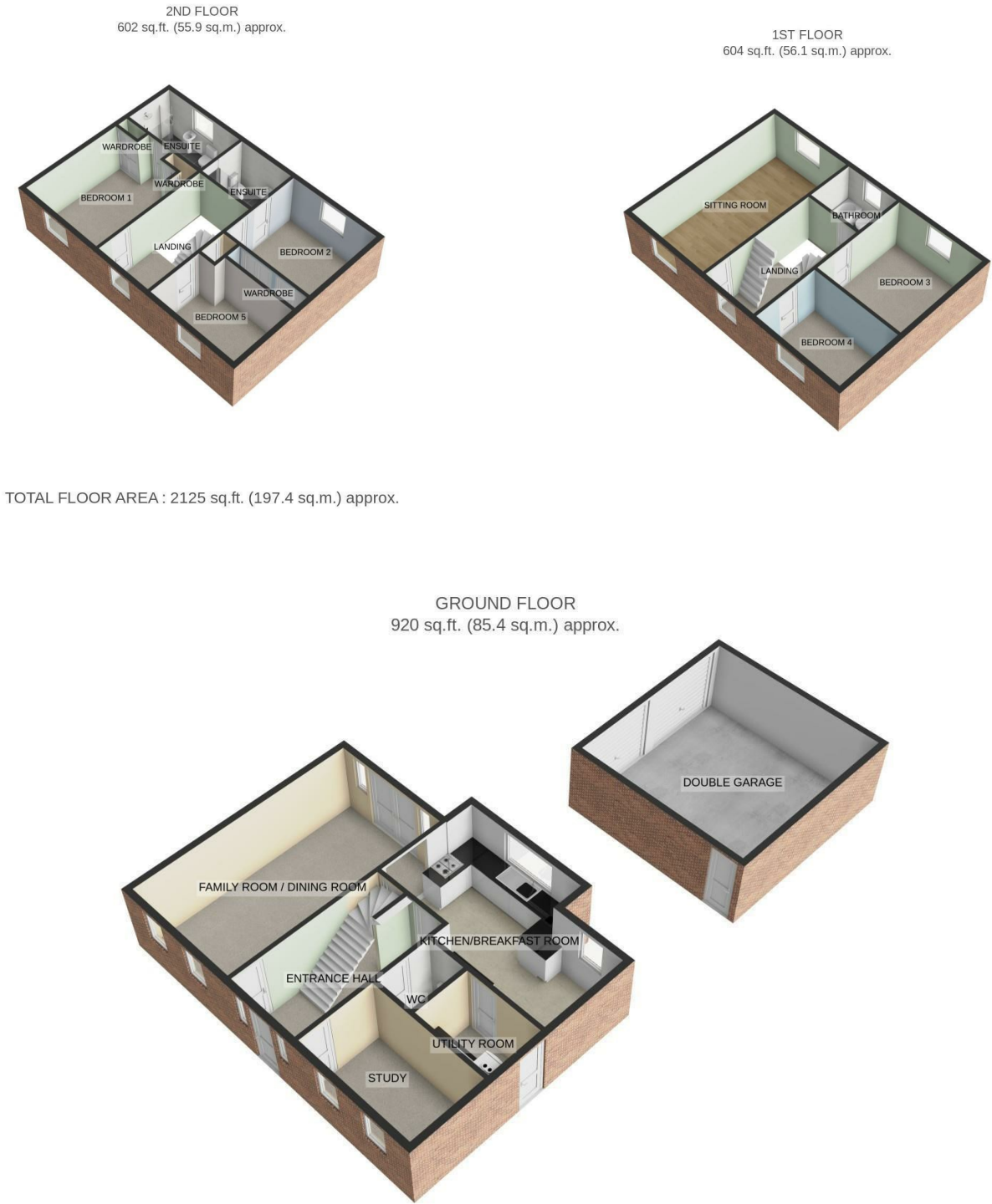


Ironwood Avenue, Desborough NN14 2JJ



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- Five good sized bedrooms
- Two ensuites
- Three separate receptions
- Refitted Kitchen
- Impressive low maintenance frontage
- Parking for Four and Double Garage

PRICE
£399,950

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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PRICE £399,950 FREEHOLD

****IN PERSON AND VIDEO VIEWINGS AVAILABLE OF PROPERTY **** Spacious FIVE bedroom detached family home situated on the popular Grange Estate, and arranged over three floors. The property offers three separate reception areas, with other benefits to include two ensuites, professionally landscaped low maintenance front garden and pleasant enclosed rear garden, parking for four cars and DOUBLE garage. The overall accommodation comprises entrance hall, guest WC, study, dining room open plan to a family room, refitted kitchen/breakfast room and utility room. The first floor offers the Lounge front to back with dual aspect, three bedrooms, one with an ensuite shower room and family bathroom. The second floor provides two further bedrooms with the main room having a full ensuite bathroom. Outside is the impressive gravelled frontage, enclosed rear garden with sitting and entertaining areas and the aforementioned driveway to rear proving parking for four cars in front of the double garage. Viewing is strongly recommended to full appreciate the good sized house.

RECEPTION HALL

Via obscured Upvc double glazed composite door, stair case raising to first floor landing, laminated wood block style flooring, tiling to walls to dado level, single panelled radiator and panelled doors to Family Room/Dining Area, Study, Kitchen/Breakfast Room and Cloakroom/Wc

CLOAKROOM /WC

Having close coupled Wc and pedestal wash hand basin with complimentary tiled surrounds, ceramic tile flooring, single panelled radiator and extractor fan

STUDY

11'1" x 7'0" (3.4m x 2.15m)
Having two obscured Upvc double glazed windows to front, continuation of laminated wood block style flooring and double panelled radiator

FAMILY ROOM/DINING AREA

20'6" x 11'3" (6.25m x 3.45m)
Having two Upvc double glazed windows to front, single panelled radiator, open plan to dining area with Upvc double glazed French doors and picture windows offering outlook and access to rear garden, further single panelled radiator, ceramic tiled floor, feature archway to Kitchen/Breakfast Room

KITCHEN/BREAKFAST ROOM

18'4" max into breakfast area narrowing to 11'9" x (5.6m max into breakfast area narrowing to 3.6m x 3)
Recently refitted range of high and base level cupboard units with drawer space and work surface areas having complimentary tiled surrounds, continuation of ceramic tiled flooring. Upvc double glazed window to rear, integrated four ring gas hob, electric oven and grill, single bowl single drainer sink unit with mixer tap, under stairs storage cupboard with power, the kitchen leads to breakfast area offering further Upvc double glazed window to rear and double panelled radiator, panelled door to utility Room

UTILITY ROOM

7'10" x 5'4" (2.4m x 1.65m)
Continuation of high and base level cupboard units with drawer space and work surface areas having complimentary tiled surrounds, appliance space to include plumbing for automatic washing machine, continuation of ceramic tiled flooring, single panelled radiator, wall mounted boiler, obscured Upvc double glazed door to side leading to rear garden

LANDING

Having Upvc double glazed window to front, single panelled radiator, further stair case raising to second floor landing, panelled doors to Lounge/Sitting Room, Two Double Bedrooms and Shower Room

LOUNGE/SITTING ROOM

20'6" x 11'1" (6.25m x 3.4m)
Impressive room with dual aspect having Upvc double glazed windows to front and rear, one double and one single panelled radiator, feature fire place with display mantle and hearth housing living flame gas fire

DOUBLE BEDROM THREE

11'11" x 11'1" (3.65m x 3.4m)
Having Upvc double glazed window to rear and single panelled radiator

DOUBLE BEDROOM FOUR

11'3" x 8'4" (3.45m x 2.55m)
Having Upvc double glazed window to front and single panelled radiator

SHOWER ROOM

SECOND FLOOR LANDING

Having Upvc double glazed window to front, single panelled radiator, loft hatch and panelled doors to Master Bedroom and Two Further Double Bedrooms, airing cupboard housing hot water tank with shelving

MASTER BEDROOM

11'3" x 13'11" (3.45m x 4.25m)
Currently being used as further lounge, having Upvc double glazed window to front, single panelled radiator and panelled door to En-Suite

EN-SUITE

11'3" x 7'2" (3.45m x 2.2m)
Four piece suite comprising of panelled bath, close coupled Wc, pedestal wash hand basin and fully tiled double shower cubicle, complimentary tiled surrounds, extractor fan, obscured Upvc double glazed window to rear and single panelled radiator

DOUBLE BEDROOM TWO

11'11" x 11'5" (3.65m x 3.5m)
Having Upvc double glazed window to rear, single panelled radiator and panelled door to En-Suite

EN-SUITE

7'0" x 6'6" (2.15m x 2m)
Three piece suite comprising of pedestal wash hand basin, close coupled Wc, and full tiled shower cubicle, single panelled radiator, two Velux windows to rear and extractor fan

DOUBLE BEDROOM FIVE

11'5" x 8'2" (3.5m x 2.5m)
Having Upvc double glazed window to front and single panelled radiator

OUTSIDE FRONT

the front of the property is open plan being professionally landscaped with low maintenance with decorative gravel and slate areas and block paved path to to entrance door , timber gate leading to side and rear garden

OUTSIDE REAR & SIDE

The rear garden has been professionally landscaped with immediate circular paved patio area with gravel borders, leading to further patio area to side of the property, stepping up to lawn garden which is enclosed by picket fencing and gate having deep shrub and flower borders, the rear garden is enclosed by timber panelled fencing and gated giving access to Double Garage and Parking

DOUBLE GARAGE AND PARKING

Off road parking for serval vehicles giving access to Double Garage with two up and over doors, power and lighting connected



call to view 01536 418100

