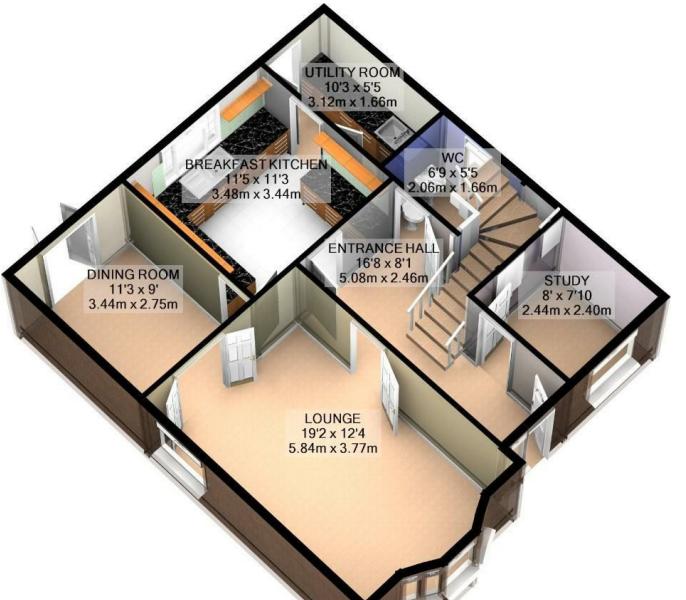
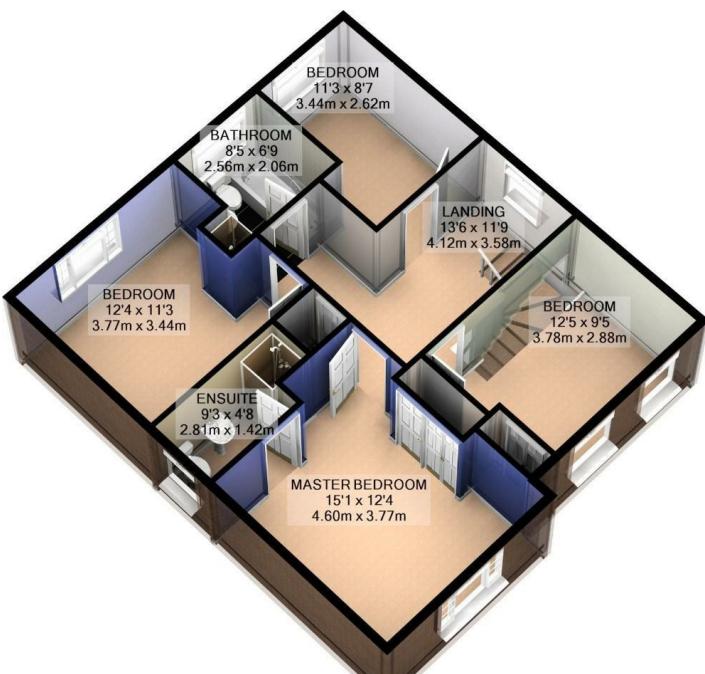


# Wood Avens Way, Desborough NN14 2RU



GROUND FLOOR  
APPROX. FLOOR  
AREA 746 SQ.FT.  
(69.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1486 SQ.FT. (138.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 741 SQ.FT.  
(68.8 SQ.M.)



## Wood Avens Way, Desborough NN14 2RU

- Four bedrooms
- DOUBLE GARAGE & Ample parking
- Viewing recommended
- Gross area approx. 133 sq.m (1,430 sq.ft)

PRICE  
**£400,000**  
OFFERS IN EXCESS  
OF

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 AND VIDEO VIEWINGS AVAILABLE \*\* Offered to the market with a DOUBLE GARAGE PLUS AMPLE PARKING is this FOUR bedroom double fronted detached family home. The house is gas central heated and double glazed, with other benefits to include three separate reception rooms and a pleasant enclosed rear garden. The overall accommodation comprises reception Hall, cloakroom W.C, Study (or 5th bedroom) Lounge/sitting room, separate dining room, Kitchen/breakfast room and utility. The first floor provides a Gallery Landing the Family Bath & Shower room and Four bedrooms with en-suite to main bedroom. Outside is an open plan front garden, drive with four parking space and double garage and a low maintenance, private rear garden with shed and greenhouse.

Gross area approx. 133 sq.m (1,430 sq.ft)

## RECEPTION HALL

Via recently replaced opaque double glazed composite door with side window, tiled flooring, radiator with feature cover, stairs rising to the first floor and doors to Cloakroom/Wc, Lounge/Sitting Room, Kitchen and Study/Playroom.

## CLOAKROOM/WC

6'0" x 5'1" (1.83m x 1.57m)  
Opaque double glazed window to the side, tiled flooring, low level wc, basin wash hand basin, radiator, under stairs cupboard.

## LOUNGE/SITTING ROOM

19'2" x 12'4" (5.84m x 3.76m)  
Into double glazed window to front and further window to side, double panelled radiator, double doors to Separate Dining Room

## SEPARATE DINING ROOM

11'3" x 9'2" (3.43m x 2.8m)  
French style double glazed double doors offering outlook and access to rear garden, radiator and panelled door to Kitchen/Breakfast Room

## KITCHEN/BREAKFAST ROOM

11'3" x 10'11" (3.43m x 3.35m)  
A modern shaker style fitted kitchen with a range of wall mounted and base level units with roll top work surfaces over, stainless steel inset sink with mixer tap, double oven, 5 ring gas hob, integral fridge freezer, plumbing for automatic dishwasher, breakfast bar, tiled flooring, radiator, double glazed window to the rear, double panelled radiator, tiled floor and door to Utility Room

## UTILITY ROOM

8'6" x 5'4" (2.6m x 1.65m)  
Stainless steel inset sink with mixer tap, shaker style wall mounted units, wall mounted boiler, radiator and further under counter appliance space with plumbing for automatic washing machine, door to the rear garden.

## STUDY/PLAYROOM

9'6" x 8'5" (2.9m x 2.57m)  
Double glazed window to the front aspect and radiator.

## GALLERY LANDING

Having double glazed window to side, loft hatch, radiator, airing cupboard, door to Four Bedrooms and Bathroom

## MASTER BEDROOM

13'9" x 11'6" (4.2m x 3.53m)  
A good sized room with a double glazed window to the front, fitted treble wardrobes, radiator, door to ensuite.

## EN - SUITE

6'2" x 4'1" (1.9m x 1.27m)  
Tiled flooring, low level wc, pedestal wash hand basin, fully tiled shower cubicle with shower over, opaque double glazed window to the side.

## BEDROOM TWO

13'5" x 9'6" (4.1m x 2.9m)  
Double room with Two double glazed windows to the front, fitted wardrobe, radiator.

## BEDROOM THREE

10'9" x 10'5" (3.3m x 3.2m)  
Double room with Double glazed window to the rear aspect, radiator.

## BEDROOM FOUR

6'11" x 10'11" (2.13m x 3.35m)  
Double Glazed window to the rear, and radiator.

## FAMILY BATHROOM

Fitted with a modern four piece bathroom suite comprising panelled bath, low level wc, pedestal wash hand basin, shower cubicle with shower over, radiator, part tiled walls, tiled flooring and opaque double glazed window to rear

## OUTSIDE FRONT

Small open plan frontage, landscaped with gravel for low maintenance with shrub and flower borders, drive way to side providing ample off road parking for four cars in front of detached double garage with metal up and over doors with power and lighting connected. Large eve storage, part boarded.

## OUTSIDE REAR

A lovely cottage style garden, mainly laid to lawn, rear patio, borders filled with plants and shrubs, side path leading to a useful space behind the garage ideal for a greenhouse, side gated access to the driveway and garage.

## DOUBLE GARAGE

A large double garage with two up and over doors, power and lighting, part boarded roof storage, good height access, in addition there is parking for four plus cars



call to view 01536 418100

