



Wood Avens Way, Desborough **Freehold** £270,000

**Pattison  
Lane**

# Key Features

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- Three Bed Semi Detached
- Car Port
- Driveway
- Conservatory
- En Suite to Master Bedroom

This beautiful three bedroom home is presented in truly fantastic order throughout and benefits from an impressive kitchen fitted by SmarHaus Ltd, a large conservatory and a car port with a roller door. Viewing advised.



### ENTRANCE HALL

Reached via main front door. Stairs rising to first floor landing.

### CLOAKROOM

Suite comprising a wash hand basin and WC.

### LOUNGE 18'9 x 10' (5.71m x 3.04m)

Window to front aspect. French style doors opening to the conservatory.

### CONSERVATORY

Of brick and Upvc construction with multi aspect windows. French style doors opening to the rear garden.

### DINING AREA 11'4 x 8'5 (3.45m x 2.56m)

Window to front aspect. Open to:

### KITCHEN AREA 11'4 x 8'10 (3.45m x 2.69m)

Fitted with modern high gloss units to base and wall with contrasting work surfaces over and tiled splashback surrounds. Sink unit with mixer tap over. Integrated oven. Inset hob with cooker hood over. Window and door to the conservatory.

### FIRST FLOOR LANDING

Storage cupboard. Doors to bedrooms and bathroom. Window to front aspect.

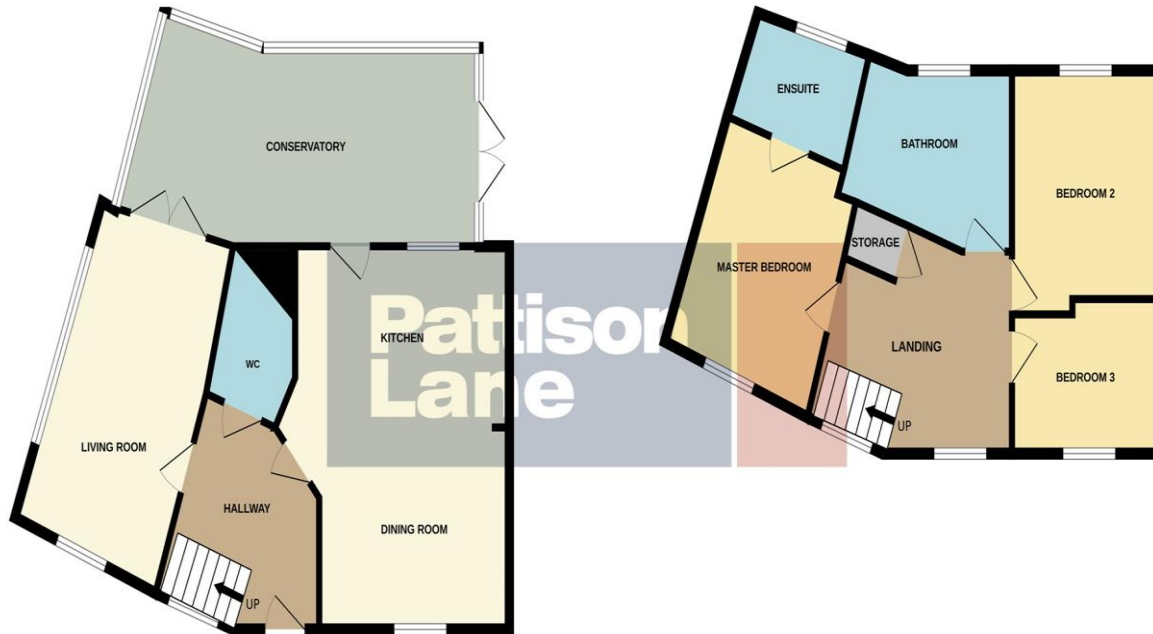
### BEDROOM ONE 12'11 x 10' (3.93m x 3.04m)

Window to front aspect. Fitted wardrobe. Door to en suite.



GROUND FLOOR

1ST FLOOR



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ENSUITE

Suite comprising a shower enclosure, wash hand basin and WC. Frosted window to rear aspect.

BEDROOM TWO 10'1 x 9'5 (3.04m x 2.87m)  
Window to rear aspect.

BEDROOM THREE 7'3 x 9'5 (2.20m x 2.87m)  
Window to front aspect.

BATHROOM

Suite comprising a panelled bath, wash hand basin and WC. Frosted window to rear aspect.

OUTSIDE

FRONT GARDEN

Open plan frontage with laid to decorative gravel and plants.

CAR PORT & DRIVEWAY

To the side of the property. Electric roller doors.

REAR GARDEN

Beautifully maintained garden with laid to lawn, planted borders and hard standing seating area.

To view this property call Pattison Lane on:  
**01536 430527**


# Selling your property?



SCAN ME

Contact us to arrange a **FREE** home valuation.

 01536 430527

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