



Copelands Road, Desborough **Freehold** £400,000 Offers Over

**Pattison
Lane**

Key Features

 4  2  D  D

- Four Bedroom Detached House
- Garage & Driveway
- Substantial Rear Garden
- Two Reception Rooms
- Utility Room

Nestled on the highly desirable Copelands Road, this substantial four-bedroom detached residence exudes elegance and sophistication. Meticulously maintained by its current owners to an exceptional standard, this property presents a rare opportunity to acquire a truly remarkable family home.

Set within a generous plot, a private driveway leads to an oversized garage, providing ample off-road parking. Step into the enchanting rear garden, a haven of tranquillity featuring meticulously landscaped grounds and a sprawling raised patio - an idyllic setting for al fresco dining and entertaining amidst the serene surroundings.

Internally, the property welcomes you through an impressive, spacious hallway, unveiling the beautifully appointed ground floor accommodation.



A generously proportioned formal lounge offers a refined space for relaxation, while the heart of the home lies in the stylish kitchen breakfast room, perfect for casual dining and family gatherings. A light and airy dining room completes the ground floor, providing an elegant setting for more formal occasions.

Ascending to the first floor, you will discover a large, contemporary four-piece family bathroom and four well-proportioned bedrooms, each offering comfort and style. The luxurious master suite boasts the added benefit of a private en suite shower room, creating a sanctuary of peace and privacy.

This exceptional property on Copelands Road offers a harmonious blend of luxurious living and outdoor splendour. Don't miss the opportunity to make this dream home yours.

The accommodation comprises of:

ENTRANCE PORCH

ENTRANCE HALL 10'3 max x 10'8 (3.12m x 3.25m)

CLOAKROOM

LOUNGE 12'6 x 17'4 (3.81m x 5.28m)

KITCHEN 17'4 x 9'4 (5.28m x 2.84m)



GROUND FLOOR
942 sq.ft. (87.5 sq.m.) approx.



1ST FLOOR
774 sq.ft. (71.9 sq.m.) approx.



UTILITY ROOM 11'8 x 4'10 (3.55m x 1.47m)

DINING ROOM 12'4 x 10'1 (3.75m x 3.07m)

FIRST FLOOR LANDING

BEDROOM ONE 11'9 plus recess x 11'4 (3.58m x 3.45m)

EN SUITE

BEDROOM TWO 13'5 x 11'1 (4.08m x 3.37)

BEDROOM THREE 13'5 x 11'1 (4.08m x 3.37m)

BEDROOM FOUR 10'8 x 7'3 (3.25m x 2.20m)

BATHROOM

OUTSIDE

FRONT GARDEN / DRIVEWAY

INTERNAL GARAGE 19'9 x 11'6 max (6.01 x 3.50m)

REAR GARDEN

TOTAL FLOOR AREA : 1716 sq.ft. (159.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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01536 430527

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