



Ironwood Avenue, Desborough **Freehold** £370,000

**Pattison
Lane**

Key Features

 5  3  B  F

- Five Bedroom Link Detached Family Home
- Private Electric Gate Driveway
- Double Garage
- Two Reception Rooms
- Open Plan Kitchen / Dining Room

This impressive five-bedroom link detached family home, positioned on the highly sought-after Grange Estate in the desirable town of Desborough, offers substantial living space across three well-appointed storeys. The property boasts a significant private driveway accessed via electric gates leading to a double garage, ensuring ample off-road parking and security. Its convenient location provides easy access to local amenities, reputable schools, and key road links, making it an ideal choice for a growing family.

Stepping through the welcoming entrance hall, you are immediately drawn to the spacious living room. This bright and airy reception room features elegant French doors that open onto the delightful decking area of the beautifully maintained south-facing garden, perfect for indoor-outdoor living and entertaining. The heart of the home lies in the thoughtfully designed open-plan kitchen and dining room. This expansive area creates a fantastic social hub for family



gatherings and entertaining guests. The modern kitchen is superbly equipped with a comprehensive range of sleek eye and base level units, a convenient breakfast bar for casual dining, and a suite of integrated appliances. A practical downstairs WC is located off the hallway, and a side door from the kitchen provides direct and convenient access into the double garage.

Ascending to the first floor, you will find two generously sized double bedrooms, both benefiting from their own en-suite shower rooms and built-in wardrobes, offering excellent storage solutions. The en-suite to Bedroom One features stylish Karndean flooring, adding a touch of luxury. Completing the first floor is Bedroom Five, which offers versatility as a further bedroom or a dedicated home office space, catering to modern living requirements. The second floor accommodates two further well-proportioned double bedrooms, both equipped with built-in wardrobes. A well-appointed family bathroom serves this floor.

Outside, the south-facing garden is a true asset, beautifully landscaped with a decking area providing an ideal spot for al fresco dining and relaxation, leading down to a lush lawn. The garden enjoys a high degree of privacy, enclosed by secure boundaries. The property is further enhanced by exceptional features including roof-mounted solar panels for energy efficiency, a comprehensive CCTV and security system for peace of mind, and both full electric and separate hybrid charging ports, catering to eco-conscious homeowners.

The accommodation comprises;

ENTRANCE HALL

CLOAKROOM

LOUNGE 11'2 x 19'2 (3.40m x 5.84m)

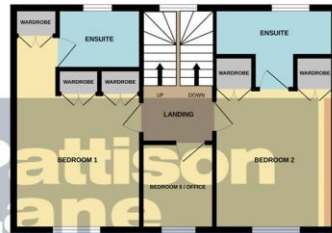
KITCHEN / DINING ROOM 16'11 narrowing to 8'11 x 27'3 max
(5.15m narrowing to 2.71m x 8.30m)



GROUND FLOOR



1ST FLOOR



2ND FLOOR



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FIRST FLOOR LANDING

BEDROOM ONE 11'9 plus recess x 11'3 max (3.58m x 3.42m)

EN SUITE

BEDROOM TWO 10'6 x 12'3 (3.20m x 3.73m)

EN SUITE

BEDROOM FIVE 6'11 x 7'6 (2.10m x 2.28m)

SECOND FLOOR LANDING

BEDROOM THREE 19'4 max x 11'3 (5.89m x 3.42m)

BEDROOM FOUR 10'6 max x 19'4 max (3.20m x 5.89m)

BATHROOM

OUTSIDE

FRONT GARDEN

REAR GARDEN


DOUBLE GARAGE & DRIVEWAY

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