



Church View Road, Desborough **Freehold** £525,000 O.I.E.O.

**Pattison
Lane**

Key Features

5 3 D E

- Five Bedroom Detached Family Home
- En-Suites to Two Bedrooms
- Two Reception Rooms
- Utility Room and Downstairs W/C
- Double Garage

Exquisite Five-Bedroom Family Residence on a Substantial Plot! Welcome to this impressive, five-bedroom detached family home, perfectly positioned on a truly substantial plot.

This remarkable property has been thoughtfully designed to offer unparalleled living flexibility, effortlessly adapting to the demands of a modern lifestyle.

The home is accessed via a welcoming Entrance Hall that immediately highlights the beautiful, flowing layout. The ground floor boasts two principal reception rooms: a spectacular, open-plan living and dining area that connects beautifully to the garden via wide doors, and a separate, dedicated home office-ideal for remote work or study. Further along the spacious



kitchen/diner, complemented by a separate, highly practical utility room which provides internal access to the double garage. A convenient downstairs cloakroom completes this level.

The first floor is dedicated to generous and comfortable living, featuring five well-proportioned double bedrooms. Two of the bedrooms benefit from their own private en-suites. The master bedroom is a serene retreat, enhanced by extensive built-in wardrobes. A large, well-appointed family bathroom serves the remaining bedrooms.

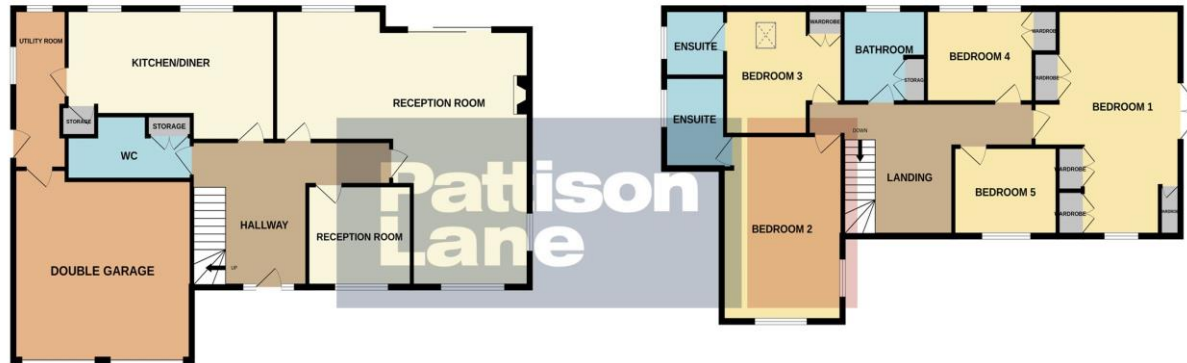
The rear garden is a spectacular, expansive retreat-a true selling point. This vast, private outdoor space offers endless potential, whether you dream of al-fresco dining areas, a dedicated children's play zone, or extensive landscaping. To the front, an enclosed, private driveway provides secure parking for multiple vehicles.

Viewings are highly recommended to fully appreciate the generous proportions, outstanding plot size, and flexible living options this exceptional property offers.



GROUND FLOOR

1ST FLOOR



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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The accommodation comprises:

HALLWAY

CLOAKROOM

RECEPTION ROOM 10'2 x 9' (3.09m x 2.74m)

MAIN RECEPTION ROOM 22'9 max x 24'10 max (L Shaped room)
(6.93m x 7.56m)

KITCHEN / DINING ROOM 20'4 max x 11'8 narrowing to 9'5
(6.19m x 3.55m narrowing to 2.87m)

UTILITY ROOM 14'2 max x 5'2 max (4.31m x 1.57m)

FIRST FLOOR LANDING

BEDROOM ONE 18'1 x 12'2 max (5.51m x 3.70m)

BEDROOM TWO 16'6 x 10'9 (5.02m x 3.27m)

EN SUITE

BEDROOM THREE 11'2 x 8'1 plus recess (3.40m x 2.46m)

EN SUITE

BEDROOM FOUR 8'3 x 10'5 (2.51m x 3.17m)

BEDROOM FIVE 10'3 x 8'3 (3.12m x 2.51m)

BATHROOM

OUTSIDE

FRONT GARDEN

DOUBLE GARAGE AND DRIVEWAY

REAR GARDEN

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