



Ironwood Avenue, Desborough **Freehold** £389,995

**Pattison
Lane**

Key Features

5 2 C E

- Five Bedroom Detached House
- En Suite to Master Bedroom
- Double Garage & Driveway
- Conservatory
- Study and Separate Dining Room

Offered to the market is this magnificent five-bedroom, three-storey detached family home, perfectly situated at the highly sought-after entrance to the popular Grange Development.

Enjoying excellent connectivity, this impressive residence is a short stroll from local amenities, outstanding schools, and major road links, offering the ultimate in family convenience.



Step inside the welcoming entrance hall and discover a truly versatile ground floor. It boasts a sleek, open-plan modern kitchen /breakfast room-the heart of the home-alongside a separate formal dining room, a dedicated study for remote work, a practical utility room, and a downstairs W/C. The flow continues into a bright conservatory, providing a seamless transition to the beautifully maintained rear garden.

The first floor provides flexible living with a sun-drenched living room, two spacious double bedrooms, and a W/C.

The second floor is dedicated to rest and relaxation, featuring three additional double bedrooms. The master bedroom is complete with an en-suite bathroom and built-in wardrobes, while a modern family shower room services the remaining bedrooms.

Outside, the property is complemented by a meticulously kept rear garden, offering a private outdoor sanctuary. Practicality is assured with a double garage and a driveway with ample space for multiple vehicles accessed via the rear.

Don't miss the chance to make this exceptional house your family's new home. Viewings are highly advised!



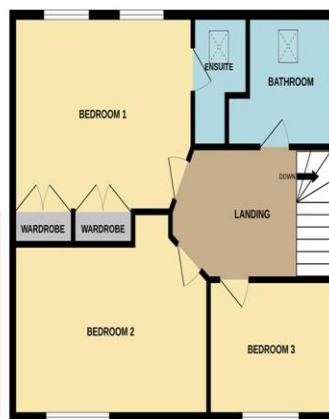
GROUND FLOOR



1ST FLOOR



2ND 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:

ENTRANCE HALL

DINING ROOM 10'2 x 11'4 (3.09m x 3.45m)

STUDY 8'1 x 7'9 (2.46m x 2.36m)

KITCHEN / DINING ROOM 10'9 x 18'2 narrowing to 15'7 (3.27m x 5.53m narrowing to 4.74m)

UTILITY ROOM 5'7 x 8'2 (1.70m x 2.48m)

CLOAKROOM

CONSERVATORY 10'3 max x 7'10 (3.12m x 2.38m)

FIRST FLOOR LANDING

LIVING ROOM 14'5 x 13'1 (4.39m x 3.98m)

BEDROOM FOUR 13'2 x 8' (4.01m x 2.43m)

BEDROOM FIVE 10'6 x 8'1 (3.20m x 2.46m)

CLOAKROOM

SECOND FLOOR LANDING

BEDROOM ONE 10'1 plus wardrobe x 13' max (3.07m x 3.96m)

EN SUITE

BEDROOM TWO 12'4 into wardrobe x 13'4 max (3.75m x 4.06m)

BEDROOM THREE 10'5 x 8'1 (3.17m x 2.46m)

SHOWER ROOM

OUTSIDE

FRONT GARDEN

DOUBLE GARAGE & DRIVEWAY

REAR GARDEN

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