



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Cannock Crescent, Desborough

4 3 3



Position and Proportions to Impress!

Welcoming entrance hall of a generous size with attractive Karndean flooring, access to the guest WC and stairs rising to the first floor.

Stunning kitchen/breakfast room with tiled flooring, ample space for a dining table and chairs and French doors leading out to the rear garden boasting a contemporary paved patio area.

Beautifully appointed living room situated to the rear of the property offering a fantastic view of the west facing aspect of the rear garden and a side bay window flooding the room with natural light. The fantastic space has been tastefully modernised with attractive decor, high quality carpets and electric roller blinds.

Guest WC of a generous size with a side window and a two piece suite to include a low level WC and a pedestal wash hand basin.

Snug / dining room situated to the front elevation offering a flexible layout.

Ground floor Study perfect for those working from home or offering the flexibility to be used as a play room or music room.

Well proportioned first floor landing offering a wealth of charm with its fantastic open space, feature window and striped carpeting. There is also access to the airing cupboard and loft hatch.

Four double bedrooms, all of excellent proportions with the fourth bedroom benefitting from fitted wardrobes.

The main and second bedroom are both located to the front elevation with en suite facilities, offering a flexible family home and an ideal guest room. Both en suite's feature floor to dado height tiling, a chrome heated towel rail and a three piece suite to include a double width walk in shower, a low level WC and a pedestal wash hand basin.

Luxury family bathroom incorporating floor to dado height tiling, a chrome heated towel rail and a three piece suite to include a panel enclosed bath, a low level WC and a pedestal wash hand basin.

Detached double garage which has been divided into two by a stud partition wall. The rear section offers a fantastic studio space, fully plastered with lighting and Karndean flooring, this is currently used as a fully converted home gym with a side door from the garden. The remaining section to the front offers power, light, and fantastic storage space.

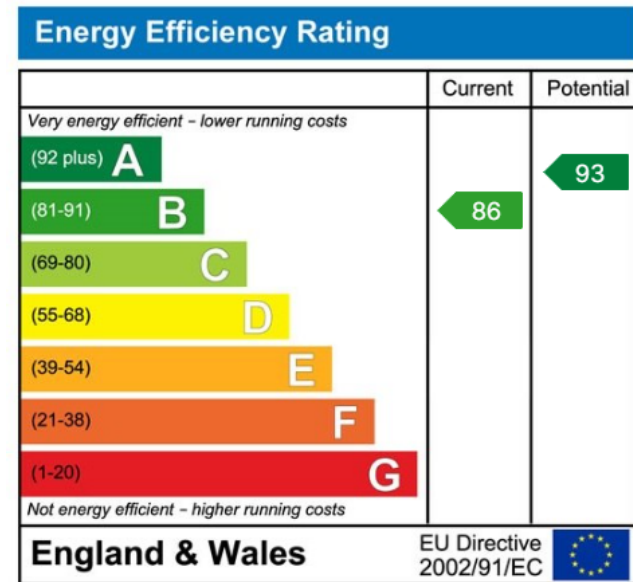
The property occupies a sought-after corner plot with a neat and well-maintained frontage which is enclosed by a low level, box hedgerow. The frontage features slate chip borders, and a central contemporary paved path leads to the front door. To the side elevation is a generous double driveway providing off road parking for four cars and access to the remaining section of the double garage via the two up and over manual doors. There is also side access to the rear garden via the secure timber gate.

The rear garden has been professionally landscaped with low maintenance and entertaining in mind. There is a paved patio area retained by timber posts, perfect for seating and a slope leads down to an Astro turf section. The garden benefits from being part walled offering a good degree of privacy, access to a timber shed and side entrance into the garage.





- Living Room - 4.65m x 3.94m (15'3" x 12'11")
- Dining Room/ Snug - 3.45m x 2.72m (11'4" x 8'11")
- Study - 3.61m x 1.83m (11'10" x 6'0")
- Kitchen/ Dining Room - 5.08m x 4.65m (16'8" x 15'3")max
- WC - 2.72m x 1.07m (8'11" x 3'6")
- Main Bedroom - 3.61m x 3.58m (11'10" x 11'9")max En Suite - 2.97m x 1.19m (9'9" x 3'11")
- Bedroom Two - 3.78m x 2.97m (12'5" x 9'9") En Suite Two - 2.67m x 1.19m (8'9" x 3'11")
- Bedroom Four - 3.94m x 3m (12'11" x 9'10")max
- Bathroom - 2.69m x 1.98m (8'10" x 6'6")max
- Studio - 4.52m x 3.68m (14'10" x 12'1")max Remainder of Garage - 5.82m x 2.06m (19'1" x 6'9")



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Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

