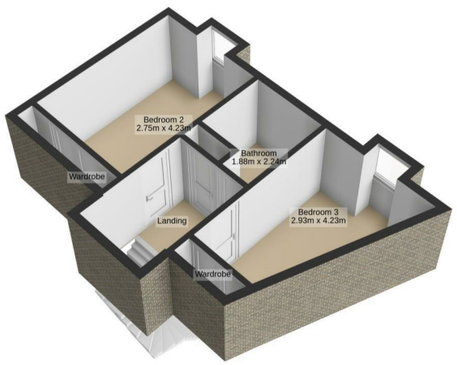
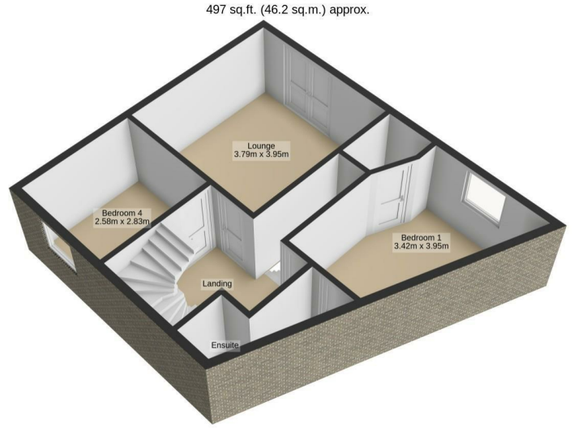
Ironwood Avenue, Desborough NN14 2JJ

2nd Floor
339 sq.ft. (31.5 sq.m.) approx.

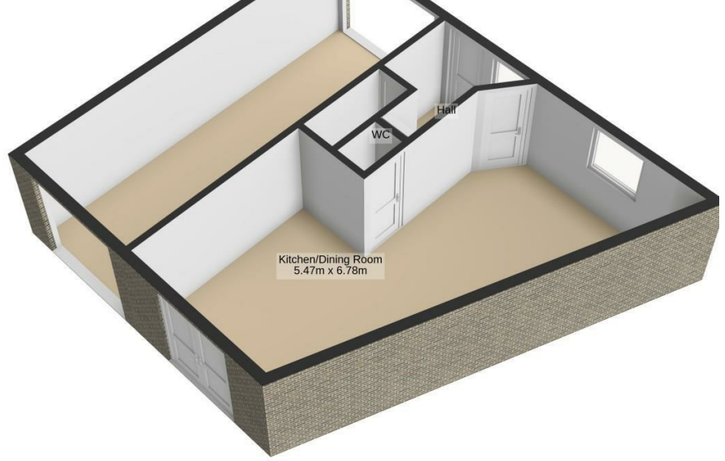


1st Floor
497 sq.ft. (46.2 sq.m.) approx.



Total Floor Area : 1333 sq.ft. (123.8 sq.m.) approx.

Ground Floor
497 sq.ft. (46.2 sq.m.) approx.





Ironwood Avenue, Desborough NN14 2JJ

- Popular Location
- Four good sized bedrooms
- Ensuite shower room
- Parking for two into a car port
- First floor lounge
- Viewing is recommended

PRICE
£270,000

All measurements are approximate and for guidance only. We have not tested any appliances, equipment, systems, or services and cannot confirm their condition or suitability. Buyers should not assume compliance with planning consents or current usage. Items are excluded unless expressly stated. Please contact us to verify anything of particular importance. Image Notice: Photographs may be digitally enhanced using AI to improve lighting, clarity, or presentation. No material property features are intentionally altered. Wide-angle lenses may also be used.

The Property Ombudsman

23 High Street, Rothwell
01536 418100
info@simonac.co.uk
simonac.co.uk

SIM&N CO.
ESTATE AGENTS

Ironwood Avenue, Desborough NN14 2JJ

PRICE £270,000 FREEHOLD

IN PERSON AND VIDEO VIEWINGS AVAILABLE A good sized FOUR bedroom end of terrace family home arranged over three storeys and situated on the popular Grange estate. The house offers two separate reception areas and a pleasant enclosed rear garden, with other benefits to include off road parking for two cars via a drive way and car port(with garage door attached). The overall accommodation comprises entrance hall, guest WC and a L-shaped Kitchen/dining room. The first floor offers the main bedroom with ensuite shower room, the Lounge with Juliet balcony and bedroom four, whilst to the second floor are two further double bedrooms and a family bathroom. Outside expect to find an small open plan and low maintenance front garden, the aforementioned off road parking to side and a nice enclosed rear garden.

ENTRANCE HALL
Accessed via opaque double glazed front door. Double glazed window to the front. Amtico flooring. Radiator. Stairs rising to the first floor. Doors to Kitchen/Family/Dining Room and Cloakroom/Wc, telephone point

CLOAKROOM/WC
Comprising Pedestal wash hand basin and low level WC. Radiator. Amtico flooring. Extractor fan.

KITCHEN/FAMILY/DINING ROOM
13'10" max x 10'0" max x plus 11'8" max x 9'8" max (4.22m max x 3.05m max x plus 3.56m max x 2.95m max)
Having a range of fitted high and wall cuboard units with drawer space and work tops, integrated oven and four ring gas hob with stainless steel extractor hood over, appliance space to include plumbing for dishwasher and automatic washing machine. Stainless steel single sink and drainer, tiled flooring. Spacious understairs cupboard. Two radiators. Double glazed window to the front and double glazed French doors offering outlook and access to the rear garden.

FIRST FLOOR LANDING
Having stairs rising to the second floor, double glazed velux window. Radiator and Doors to Lounge/Sitting Room, Master Bedroom and Bedroom Four

LOUNGE/SITTING ROOM
13'3" x 12'7" (4.06m x 3.84m)
Having double glazed French doors opening out to a Juliet balcony at the front and Two radiators double panelled radiators

MASTER BEDROOM
12'7" x 10'4" (3.84m x 3.15m)
Having double glazed window to the front, Spacious walk in wardrobe with lighting, Radiator and Door to En - Suite Shower Room

EN-SUITE
Having double shower cubicle, pedestal wash hand basin. Low level WC., heated towel rail/radiator and Extractor fan.

BEDROOM FOUR
2.79m x 2.62m
Having double glazed window to the rear and radiator.

SECOND FLOOR LANDING
Having double glazed velux window. Airing cupboard housing hot water cylinder, access to loft space. doors to Bedroom Two & Three

BEDROOM TWO
15'1" x 10'0" (4.62m x 3.05m)
Double glazed window to the front. built in wardrobe providing clothes hanging and shelving space and radiator.

BEDROOM THREE
11'6" x 9'3" (3.51m x 2.82m)
Double glazed window to the front. Built in wardrobes providing clothes hanging and shelving space and radiator.

BATHROOM
Three piece suite comprising panelled bath with mixer tap incorporating shower fitment. Pedestal wash hand basin. Low level WC. Complementary tiling. Radiator. Opaque double glazed velux window.

OUTSIDE FRONT
The front offers low maintenance gravelled and slated front with shrubs and flower beds and pathway to entrance door

GARAGE/CARPORT & PARKING
19'1" x 8'11" (5.84m x 2.74m)
Having driveway leading to up and over door to Garage/Carport. Power and lighting. Double gated doors opening to the rear garden giving a drive through access to rear

OUTSIDE REAR
The rear garden has an immediate paved patio stepping on to lawn garden with shrub and flower beds, the rear garden is enclosed by timber panelled fencing and retaining brick wall





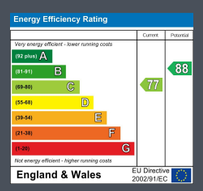


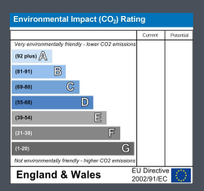







call to view 01536 418100





SIM&N & CO.
ESTATE AGENTS