

Ironwood Avenue, Desborough **Freehold** £270,000

Pattison Lane

Key Features

4 2 C D

- Three Storey End Terrace Family Home
- Beautifully Presented Throughout
- Four Double Sized Bedrooms
- Ground Floor Kitchen, Dining / Family Room
- Spacious Living Room with a Balcony

Welcome to this beautifully proportioned, four-bedroom end of terrace family home, perfectly positioned on the sought-after Grange Development in Desborough.

Offering an ideal balance of convenience and tranquillity, the property is just moments from local amenities, reputable schools, scenic countryside walks, and excellent transport links.

Stepping through the welcoming entrance hallway, you are led into a generous, light-filled kitchen and an open-plan dining/family room, the true heart of the home. French doors open directly out to the rear garden, seamless blending indoor and outdoor living. A convenient guest cloakroom (W/C) completes the ground floor layout.







The first floor features a cosy, light-filled living room featuring elegant doors opening onto a balcony, perfect for relaxing in the evenings. The master bedroom serves as a peaceful retreat, complete with a walk-in wardrobe and a modern en-suite shower room. A versatile fourth bedroom, which easily accommodates a double bed, offers ideal space for a home office, nursery, or extra bedroom.

The top floor accommodates two further generously sized double bedrooms, both benefiting from built-in wardrobes to maximise space. A stylish, fully fitted family bathroom serves this level.

To the rear, the property boasts a large, fully enclosed garden, ideal for children to play or for outdoor entertaining.
Fronting the property is a charming front garden alongside a private driveway and a convenient covered carport providing ample off-road parking.

Viewings are highly advised to appreciate all this home has to offer!

The accommodation comprises:

ENTRANCE HALL

CLOAKROOM

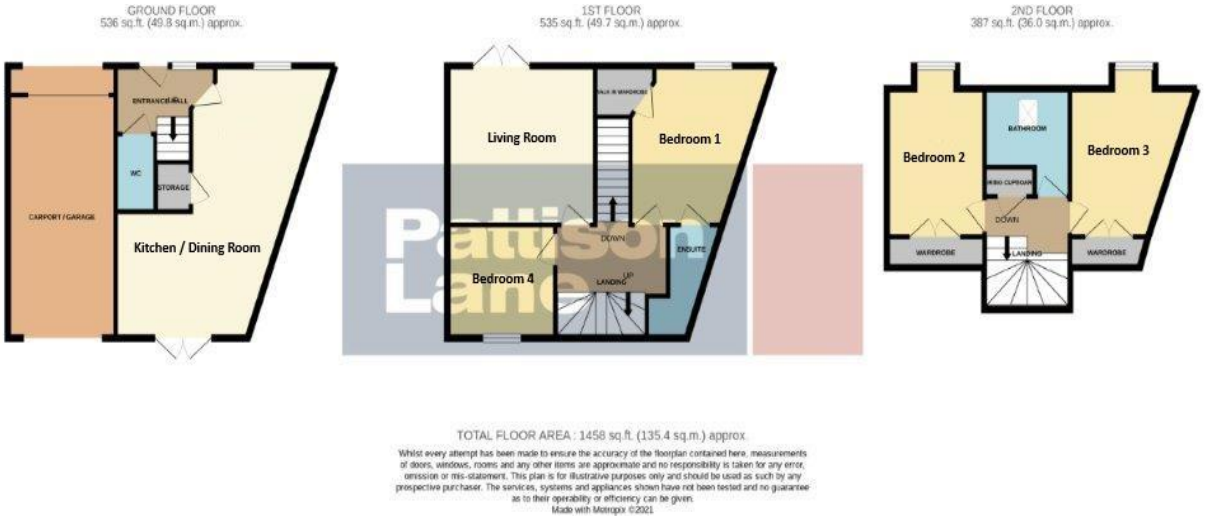
KITCHEN / DINING ROOM 13'10 narrowing to 11'2 x 20'6 narrowing to 10' (Irregular shaped room) (4.21m narrowing to 3.40m x 6.24m narrowing to 3.04m)

FIRST FLOOR LANDING

LIVING ROOM 13'5 x 12'8 (4.08m x 3.86m)







TOTAL FLOOR AREA : 1458 sq.ft. (135.4 sq.m.) approx.

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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BEDROOM ONE 12'7 max x 11'1 max (Irregular shaped room) (3.83m x 3.37m)

EN SUITE

BEDROOM FOUR 9'2 x 8'7 (2.79m x 2.61m)

SECOND FLOOR LANDING

BEDROOM TWO 13'4 max plus wardrobe x 9'3 max (4.06m x 2.81m)

BEDROOM THREE 10'1 max x 11'8 plus recess (3.07m x 3.55m)

BATHROOM

OUTSIDE

FRONT GARDEN

CAR PORT / DRIVEWAY

REAR GARDEN

Agents Note
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

To view this property call Pattison Lane on: **01536 430527**

Selling your property?

SCAN ME

Contact us to arrange a FREE home valuation.

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The Property Ombudsman