



12 Beech Close, Desborough, Kettering, NN14 2XQ



£715,000

Beech Close is an exclusive enclave of executive homes, thoughtfully arranged with generous spacing to create a sense of privacy and tranquillity. Number 12 is a particularly impressive residence, boasting a striking frontage and an immediate sense of arrival.

A beautifully designed extension seamlessly links the main house to the double garage, creating a magnificent open-plan kitchen, dining, and family space — the true heart of the home. This stunning area is perfectly suited to modern living and entertaining, featuring vaulted ceilings and an abundance of natural light from bi-fold doors and electric Velux roof lights, effortlessly blending indoor and outdoor living. A charming log-burning stove adds warmth and character.

The property offers spacious and luxurious accommodation throughout. Several bedrooms benefit from recently refurbished en-suite facilities finished to a high standard, while a dedicated study provides an ideal space for home working. The principal bedroom serves as a calm and comfortable retreat.

Externally, the property continues to impress. The beautifully maintained rear garden has been thoughtfully landscaped to create a private haven, ideal for both relaxing and entertaining. Patio and decked seating areas are complemented by a tranquil water feature and a sunken jacuzzi hot tub.

Ideally located within easy reach of the town centre, this exceptional home combines peaceful living with convenient access to local amenities, schools, and transport links.

- Impressive Four Bedroom Detached House
- Exclusive Cul De Sac Location
- Dressing Room & En Suite to Master Bedroom
- Downstairs WC & Utility Room
- Stream at the bottom of the garden
- Large Frontage with a Double Garage & Driveway
- Four Reception Rooms
- En Suite to Bedroom Two
- Beautifully manicured Private Rear Garden with Hot Tub
- Walking distance to schooling and all amenities.

Entrance Hall

Entered via a double glazed door, two radiators, stairs rising to first floor landing, doors to:

Lounge

12'7" x 23'11" (3.86m x 7.31m)

Double glazed window to front elevation, radiator, Tv point, telephone point, feature fireplace, double glazed French doors to conservatory.

Conservatory

10'5" x 9'9" (3.20m x 2.99m)

Brick built base, electric radiators, double doors to garden.

Dining Room

10'6" x 10'7" (3.22m x 3.25m)

Double glazed window to front elevation, radiator.

Study

9'6" x 7'5" (2.92m x 2.28m)

Double glazed French doors to rear elevation, radiator, telephone point.

Kitchen/Family Room

13'2" x 10'6" (4.03m x 3.22m)

Fitted to comprise a range of base and eye level units with a Island unit/breakfast bar, Belfast sink, range cooker with extractor, electric oven, integrated dishwasher, space for







American fridge/freezer, integrated dishwasher, integrated microwave, double glazed window to rear elevation, ceiling spotlights archway to:

Utity

6'1" x 7'10" (1.87m x 2.41m)

Fitted with base and eye level units with a one and half bowl sink and drainer, space for automatic washing machine, space for tumble dryer, radiator, double glazed window to front elevation.

Cloakroom

Fitted to comprise a two piece suite consisting of a low level wash hand basin, low level pedestal, radiator, double glazed window to rear elevation.





Lounge/Diner

21'1" x 20'10" (6.43m x 6.35m)

This open plan room features a lounge area and space for a large table, two double glazed windows and a Velux windows to the front and rear, double glazed window to front elevation, radiator, Tv point, pedestrian door to garage.

First Floor Landing

A wide and open space with a large storage cupboard, stairs rising from ground floor,

Bedroom One

10'7" x 14'1" (3.25m x 4.31m)

Double glazed window to front elevation, radiator, Tv point, built in wardrobes, door to:

Dressing Room

6'1" x 6'1" (1.87m x 1.87m)

A unique space created to enhance the quality of lifestyle within the master suite, door to:





En Suite

9'2 x 6'6 (2.79m x 1.98m)

Fitted to comprise a three piece suite consisting of a mains feed walk in waterfall double shower, low level wash hand basin, low level pedestal, radiator, double glazed window to

Bedroom Two

12'9" x 12'4" (3.91 x 3.78)

Double glazed window to front elevation, radiator, built in wardrobes, door to:

En-Suite

8'3 x 7'7 (2.51m x 2.31m)

Fitted to comprise a four piece suite consisting of a panel bath, separate shower cubicle, low level pedestal, low level wash hand basin,

Bedroom Three

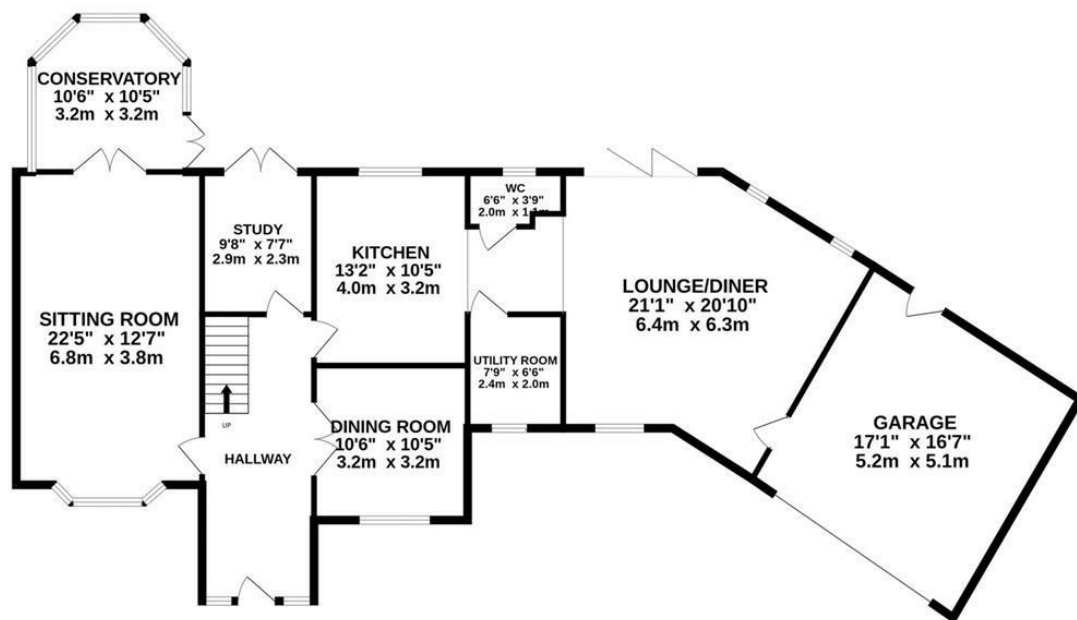
10'7" x 9'9" (3.25m x 2.99m)

Double glazed window to rear elevation, radiator, built in wardrobe.

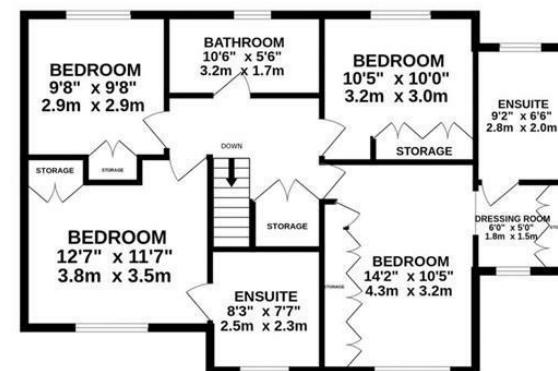




GROUND FLOOR
1543 sq.ft. (143.4 sq.m.) approx.



1ST FLOOR
799 sq.ft. (74.3 sq.m.) approx.



TOTAL FLOOR AREA : 2342 sq.ft. (217.6 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 Four

9'8" x 9'9" (2.97m x 2.99m)

Double glazed window to rear elevation, radiator, built in wardrobe.

Family Bathroom

10'7" x 5'4" (3.25m x 1.65m)

Fitted to comprise a four piece suite consisting of a panel bath, separate shower cubicle, low level pedestal, low level wash hand basin, radiator, double glazed window to rear elevation.

Outside

Front: A large laid lawn area leads to a driveway that provides off road parking for multiple vehicles and this leads to the garage.

Rear: A beautiful oasis of mixed plants and mature shrubs predominantly laid to lawn with social areas including sunken hot tub and bubbling brook.

Garage: With up and over door, power and light connected, pedestrian door to family area, pedestrian door to garden.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-40) G	
Not energy efficient - higher running costs	
72	79
England & Wales	
EU Directive 2002/91/EC	