



Dunlin Drive, Desborough **Freehold** £385,000 Offers Over

**Pattison
Lane**

Key Features



- Modern Four Bedroom Detached Home
- Garage & Driveway
- Downstairs Cloakroom & Utility
- Open Plan Kitchen / Dining / Family Room
- En Suite To Master Bedroom

At only around a year old, this superb four-bedroom detached home benefits from the balance of its NHBC warranty and has been considerably improved by the current owners. Tucked away at the end of a peaceful private road, this modern property seamlessly combines energy efficiency with high-end premium finishes.

GROUND FLOOR

- Entrance Hallway: A warm and welcoming entrance featuring premium Amtico flooring that flows effortlessly through to the kitchen, complemented by a practical guest WC and a separate utility space.
- Lounge: A beautifully presented, bright living space centered around a feature bay window that floods the room with natural light. The decor and plush carpeting create a perfect environment for relaxation.
- Kitchen / Dining / Family Room: The true heart of the home, this expansive open-plan space is perfect for modern family living and entertaining. The contemporary kitchen boasts porcelain splashback tiles, a gas hob, a double oven, and fully integrated



appliances-including a dishwasher and a fridge-freezer. Double French doors open directly onto the beautifully landscaped rear garden.

FIRST FLOOR

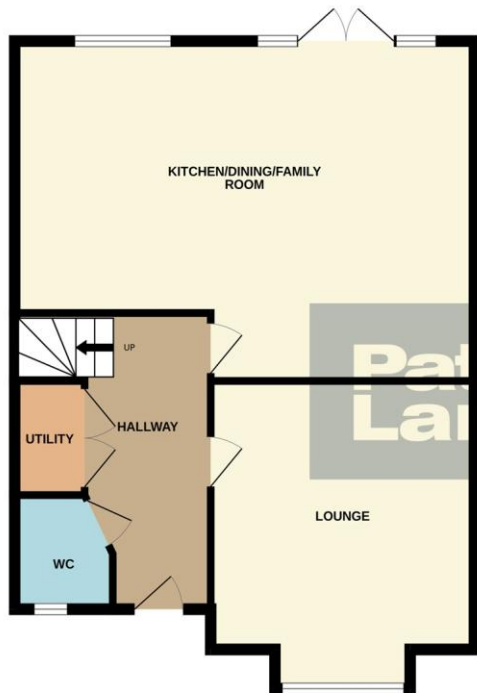
- Principal Bedroom & En-Suite: A spacious double bedroom featuring a full height fitted wardrobe with mirrored sliding doors and a luxurious, modern en-suite shower room finished with elegant herringbone-effect luxury vinyl flooring.
- Three Further Bedrooms: Three well-proportioned bedrooms, with the smallest room benefiting from a clever, full-width built-in storage cupboard to maximize space. Venetian blinds are fitted across all rooms.
- Family Bathroom: A pristine, fully tiled family bathroom serving the additional bedrooms, complete with a separate shower enclosure alongside a standalone bathtub, and finished with matching herringbone-effect flooring.

EXTERIOR AND ECO - FEATURES

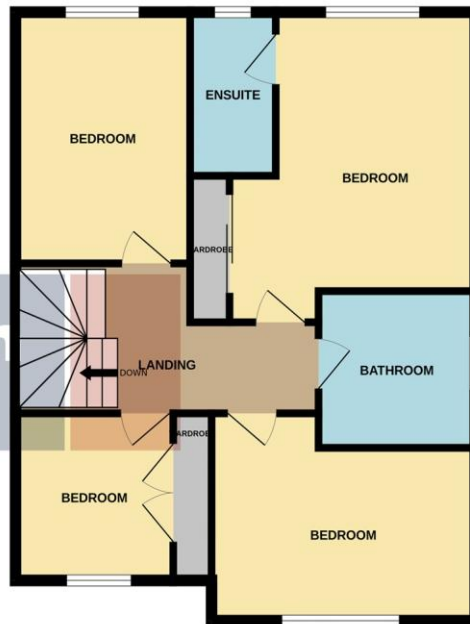
- Rear Garden: A beautifully optimized, South-West facing oasis designed for low maintenance and maximum enjoyment. It features a premium, wrap-around porcelain tiled patio perfect for alfresco dining, a pristine lawn, and established privacy shrubs.
- Parking & Garage: A generous driveway provides ample off-road parking, leading to a detached single garage.
- Sustainability & Convenience: Fully equipped for the future with solar panels, a dedicated EV charging point, an outside tap, an external electrical point, and a highly efficient combi boiler. The property also features a fully installed security alarm system.



GROUND FLOOR



1ST 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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ENTRANCE HALL

CLOAKROOM

UTILITY

LOUNGE 13'5 max x 13'7 plus bay (4.08m x 4.14m)

KITCHEN / DINING / FAMILY ROOM 13'11 max x 23'7
(4.24m x 7.18m)

FIRST FLOOR LANDING

BEDROOM ONE 12' x 9'3 plus recess (3.65m x 2.81m)

EN SUITE

BEDROOM TWO 12'1 x 8'1 plus recess (3.68m x 2.46m)

BEDROOM THREE 10'3 x 8'7 (3.12m x 2.61m)

BEDROOM FOUR 8'4 x 7'5 (2.54m x 2.26m)

BATHROOM

OUTSIDE

FRONT GARDEN

GARAGE & DRIVEWAY

REAR GARDEN

AGENTS NOTE:

Annual management charge - £165.68

To view this property call Pattison Lane on:
01536 430527


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SCAN ME

Contact us to arrange a **FREE** home valuation.

 01536 430527

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