

Eyam Close, Desborough **Freehold** £385,000

Pattison Lane

Key Features

4 2

- Exceptional New Build Family Home
- Four Bedrooms
- 10 Year Warranty
- Upgraded Kitchen
- Integrated Appliances Included

Welcome to the market, this exceptional Four-Bedroom New Build Home designed with the signature style and contemporary flair you expect from Avant Homes.

Perfectly balancing practical family functionality with sleek, open-plan design, this property offers bright, airy spaces tailored for modern lifestyles.

Ground Floor:
- Bright Living Room: Flooded with natural light from expansive front windows, creating an inviting and comfortable space to unwind at the end of the day.
- Versatile Snug: A flexible multi-purpose room that effortlessly adapts to your lifestyle-whether you envision a dedicated home office, a children's playroom, or a quiet reading lounge.
- Open-Plan Kitchen & Dining Hub: Spanning the rear of the home, this stunning social space is equipped with sleek cabinetry, premium integrated appliances, and generous room for family dining.
- Seamless Indoor-Outdoor Living: Fashionable French doors open directly onto the private rear garden, blurring the lines between indoor comfort and outdoor entertaining.







- Practical Utility & Storage: Features a handy under-stairs storage cupboard, a stylish downstairs cloakroom with contemporary sanitaryware, and a dedicated utility room with convenient external side access-ideal for muddy boots and paws.

First Floor:
- Principal Suite: A private retreat featuring a spacious main bedroom complete with its own sleek en-suite shower room.
- Additional Bedrooms: Includes a second well-proportioned double bedroom alongside two versatile single bedrooms, perfect for growing families, guests, or a secondary home workspace.
- Family Bathroom: A stylishly tiled central bathroom fitted with a modern bathtub, washbasin, and WC.

Exterior & Parking:
- Enclosed Rear Garden: A private, secure outdoor space perfect for relaxing, children to play, or hosting summer barbecues, easily accessible straight from the heart of the home via the kitchen/dining room French doors.
- Garage & Parking: Features a convenient single garage alongside a private driveway with parking space for two vehicles.

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

The accommodation comprises:

Entrance hall 1.26m x 4.99m

Cloakroom 1.8m x 1.45m

Lounge 3.15m x 3.73m

Snug 2.66m x 2.62m

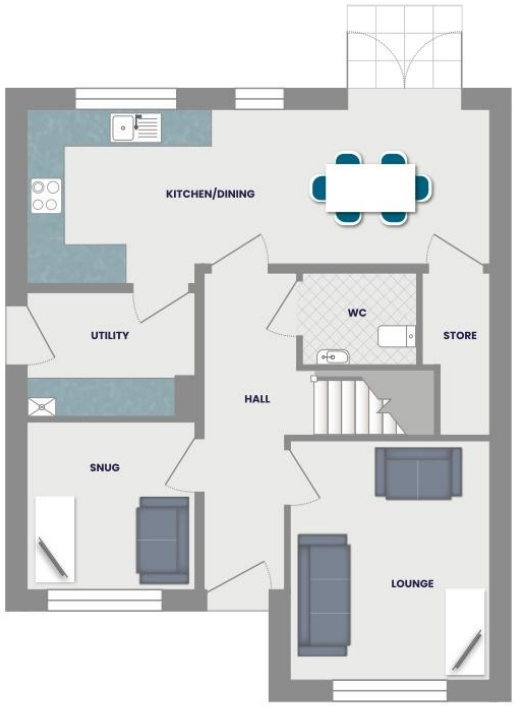
Kitchen / Dining Room 7.32m x 2.45m

Utility Room 2.66m x 1.97m





GROUND FLOOR



FIRST FLOOR

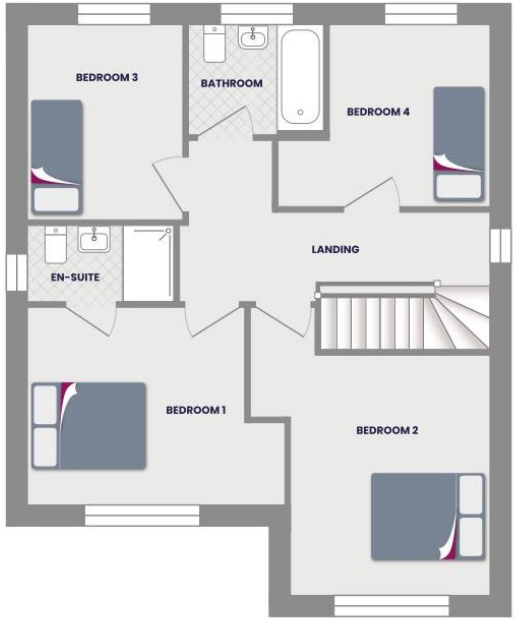


Illustration purposes only

Store 1.07m x 2.55m

First Floor Landing

Bedroom one 3.41m** x 3.1m

En-Suite 2.3m x 1.21m

Bedroom two 3.15m x 3.73m

Bedroom three 2.43m x 3.09m

Bedroom four 2.53m x 3.08m

Bathroom 2.17m x 1.7m

Outside

Front Garden

Driveway

Rear Garden

AGENTS NOTE:
Charges and Maintenance Estate Charge - £140.01
Estmiated EPC rating - B.

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

Selling your property?

SCAN ME

Contact us to arrange a FREE home valuation.

01536 430527

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The Property Ombudsman