

The Palmwood, Eyam Close, Desborough **Freehold** £400,000

Pattison Lane

Key Features

4 2

- Exceptional New Build Family Home
- Four Bedrooms
- 10 Year Warranty
- Upgraded Kitchen with Integrated Appliances Included
- Dedicated Study / Snug

Step into a lifestyle of effortless modern luxury with this exceptional Four-Bedroom New Build Home by Avant Homes. Expertly crafted with signature architectural flair.

This property sets a new standard for contemporary living-seamlessly blending striking aesthetics, high-spec finishes, and flexible, light-filled spaces designed for both everyday family life and sophisticated entertaining.

Ground Floor Living
- Welcoming Entrance Hall: A spacious and inviting hallway that sets a stylish tone and connects the main living areas.
- Snug / Home Office: A versatile multi-use room positioned at the front of the home, perfect as a quiet workspace, reading room, or children's playroom.
- Spacious Lounge: A beautifully proportioned living room offering a warm, relaxing atmosphere to unwind at the end of the day.
- Designer Open-Plan Kitchen & Dining Area: The vibrant heart of the home, equipped with high-spec integrated appliances, sleek modern cabinetry, and elegant French







doors that open directly onto the rear garden to create an effortless indoor-outdoor flow.
- Utility & Convenience: A dedicated utility space featuring a stylish downstairs washroom/cloakroom, complemented by a practical storage cupboard just off the dining zone.

First Floor Accommodation
- Primary Suite: A peaceful master retreat featuring generous proportions and a luxury en-suite shower room complete with contemporary tiling.
- Bedrooms Two & Three: Two additional well-sized double bedrooms offering exceptional flexibility and comfort for family members or guests.
- Fourth Bedroom: A flexible single room that works equally well as a child's bedroom, nursery, or secondary home office.
- Family Landing: A bright, airy landing complete with an additional built-in storage cupboard to keep your home neat and clutter-free.

Exterior & Parking
- Enclosed Rear Garden: A private, secure outdoor haven ideal for relaxing, child's play, or hosting summer barbecues. It connects seamlessly to the open-plan kitchen and dining area via French doors for effortless indoor-outdoor living.
- Garage & Driveway: Features a convenient single garage paired with a private driveway providing off-road parking space for up to two vehicles.

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

The accommodation comprises:

Entrance hall

Living Room 4.37m x 3.15m

Study 2.96m x 1.91m

Kitchen / Dining Room 8.40m x 3.39m





GROUND FLOOR

1ST FLOOR



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Utility 1.93m x 1.29m

WC 1.93m x 1.64m

First floor landing

Bedroom one 3.66m x 3.25m

En suite Shower 3.21m x 1.44m

Bedroom two 4.45m* x 2.91m*

Bedroom three 2.99m x 2.88m

Bedroom four 3.48m x 2.20m

Bathroom 2.17m x 1.73m

Outside

Front garden

Garage & Driveway

Rear Garden

Agents Note:
Charges and maintenance Estate charge - £140.01
Council Tax Band to be confirmed

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

Selling your property?

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Contact us to arrange a FREE home valuation.

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The Property Ombudsman