

1 Wood Avens Way  
Desborough  
Northamptonshire  
NN14 2RU

£279,995



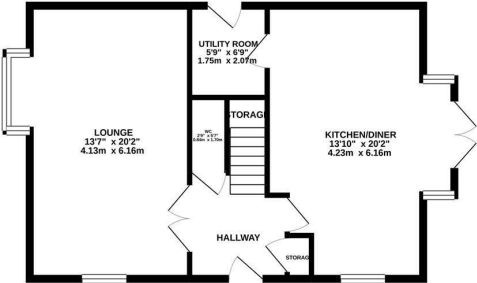
OSCAR JAMES

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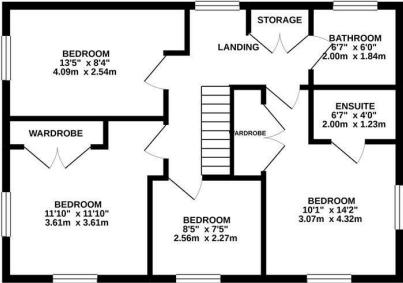


# FLOOR PLANS

GROUND FLOOR  
619 sq.ft. (57.5 sq.m.) approx.



1ST FLOOR  
589 sq.ft. (54.7 sq.m.) approx.



TOTAL FLOOR AREA: 1208 sq.ft. (112.2 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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## AT A GLANCE...



Lounge and superb  
kitchen/diner/family room



Modern kitchen



Four bedrooms



Family bathroom, ensuite to  
master and cloakroom



Enclosed rear garden



Private driveway and single garage





## WHAT'S GREAT?

An absolute must view home! A large four bedroom detached David Wilson built family home situated on the Grange Estate in Desborough.

In brief the accommodation on the ground floor consists of an entrance hall with cloakroom which leads to a huge stunning kitchen/diner/family room with separate utility room and a large lounge with dual aspect windows.

To the first floor the four bedrooms are all well proportioned, the master has built in wardrobes and an ensuite shower room and a family bathroom completes this floor.

Sitting on a corner plot the property is enclosed by retaining timber fencing, including the driveway and garage which makes for a secluded position to the

rear with good size rear garden which is mainly laid to lawn with a patio area for relaxing.

Other benefits include UPVc double glazing, French doors that lead out to the garden from the kitchen, storage cupboard, integrated appliances in the kitchen and potentially the property can be sold with no chain.

Call sole selling agents Oscar James on 01536 415777 to arrange your viewing of this lovely home.

...expect excellence



# SELLER'S SECRET

Having upsized here from a smaller property on the same estate a few years ago we have been really happy here, just with a change in schooling for our daughter we have decided to move slightly, we may also be able to move into temporary accommodation depending on timescales and offers received.



## Why we like it....

A great property with excellent sized rooms, another property we don't expect to be on the market for long!

# OSCAR JAMES

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To buy or not to buy....

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