



## Meissen Avenue, Desborough NN14 2YA

- Four separate reception rooms
- Three double bedrooms
- Block paved Off road parking for three/four
- Impressive enclosed rear garden
- External Home office/Hair salon
- Extended (Ground Floor)
- Springfir Built

PRICE  
£330,000

We would like to point out that all measurements set out in these sales particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc. And cannot confirm that they are in full or efficient working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. While we endeavor to make our sale details accurate and reliable, if there is any point which is of particular importance to you, please, contact us and we will be pleased to confirm the position for you. Wide angled lens may have been used on all photography.



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**\*\*IN PERSON AND VIDEO VIEWINGS AVAILABLE\*\*** Much extended (Ground Floor) three bedroom detached family home, which offers a versatile and good sized floor plan. Built by Messrs Springfir Estates the house is well presented and extended by way of a family room with bi-fold doors and a garage conversion providing a study/playroom which could also be used as the Fourth bedroom. The property is gas central heated and Upvc double glazed with other benefits to include a refitted kitchen with central island, four separate reception rooms and a purpose built (prefabricated) home office currently used as a hair salon. The overall accommodation comprises entrance hall, guest WC, spacious Kitchen/Breakfast room with island, family room, dining room, lounge with media wall and study/Bedroom Four. The first floor offers three double bedrooms and family bathroom. Outside is a block paved driveway providing side by side parking for three/four cars and a good sized enclosed rear garden with patio and decked entertaining areas ideal for entertaining, plus the aforementioned home office/salon. Viewing is recommended.

### ENTRANCE HALL

Via obscured Upvc double glazed composite door with Upvc double glazed window to front, panelled door to Cloakroom Wc, stair case raising to first floor landing and glazed/panelled door to Kitchen

### CLOAKROOM/WC

Comprising close coupled Wc, wall mounted wash hand basin, obscured double glazed window to side and single panelled radiator

### KITCHEN

12'3" x 14'7" (3.75m x 4.45m)

Impressive range of refitted high and base level cupboard units with drawer space with granite work tops, central island having continuation of granite work top with Belfast sink with mixer tap, and drainer and breakfast bar area, four ring electric hob with extractor fan and hood over, built in double oven and grill, space for America style fridge/freezer, ceiling coving, panelling to walls, ceiling spot lights, open plan to extended Family Room

### FAMILY ROOM

10'4" x 12'1" (3.15m x 3.7m)

Having single panelled radiator, Upvc double glazed By Fold doors giving outlook and access to rear garden, two velux windows to rear, glazed/panelled door to Dining Room

### DINING ROOM

10'7" x 7'8" min plus bay window (3.25m x 2.35m min plus bay window)

Having Upvc double glazed bay window to front, vertical radiator, door to under stairs storage cupboard and further panelled door to Lounge/Sitting Room and Study

### LOUNGE/SITTING ROOM

13'11" x 10'7" (4.25m x 3.25m)

Having Upvc double glazed French doors offering outlook and access to rear garden, ceiling spot lights, media wall offering shelved areas with TV space, vertical radiator, panelled door to Study/Bedroom Four

### STUDY/BEDROOM FOUR

12'7" x 9'0" (3.85m x 2.75m)

Having Upvc double glazed window to front, single panelled radiator, panelled door to Rear Porch

### REAR PORCH

Having ample storage and cloaks hanging space, cupboard housing wall mounted boiler, glazed Upvc double glazed door to rear garden

### LANDING

Having Upvc double glazed window to front, panelled doors to Three Bedrooms and Bathroom, over stairs storage cupboard and loft hatch

### BEDROOM ONE

11'4 min x 8'4 (3.45m min x 2.54m)

Having Upvc double glazed window to rear, single panelled radiator

### BEDROOM TWO

11'7 x 8' (3.53m x 2.44m)

Having Upvc double glazed window to rear and single panelled radiator

### BEDROOM THREE

9' x 6'10 (2.74m x 2.08m)

Having Upvc double glazed window to front and single panelled radiator

### BATHROOM

Refitted three piece suite comprising of bath having shower and screen over, low level Wc and vanity wash hand basin, tiling to walls, ceramic tiled flooring, wall mounted chrome heated towel rail/radiator, extractor fan

### OUTSIDE FRONT

Having block paved off road parking for several vehicles with wall mounted EV Charger, open plan with timber panelled gate to rear garden

### OUTSIDE REAR

The rear garden has generous paved patio with gravelled borders, raised decking area with pagoda, artificial lawn garden for low maintenance, the rear garden is enclosed by timber panelled fencing, purpose built Home Office currently being used as a Hair Studio

### HOME OFFICE

Having Upvc double glazed door and window to side, laminated wood block style flooring, ceiling spot lights and power and lighting connected



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