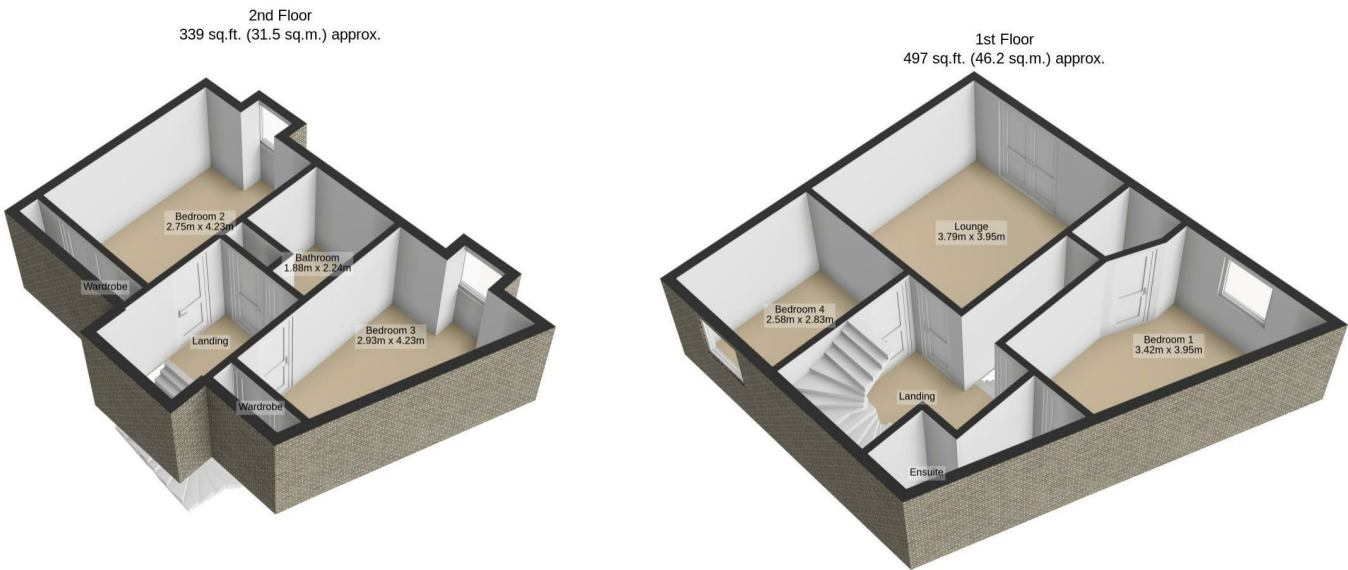
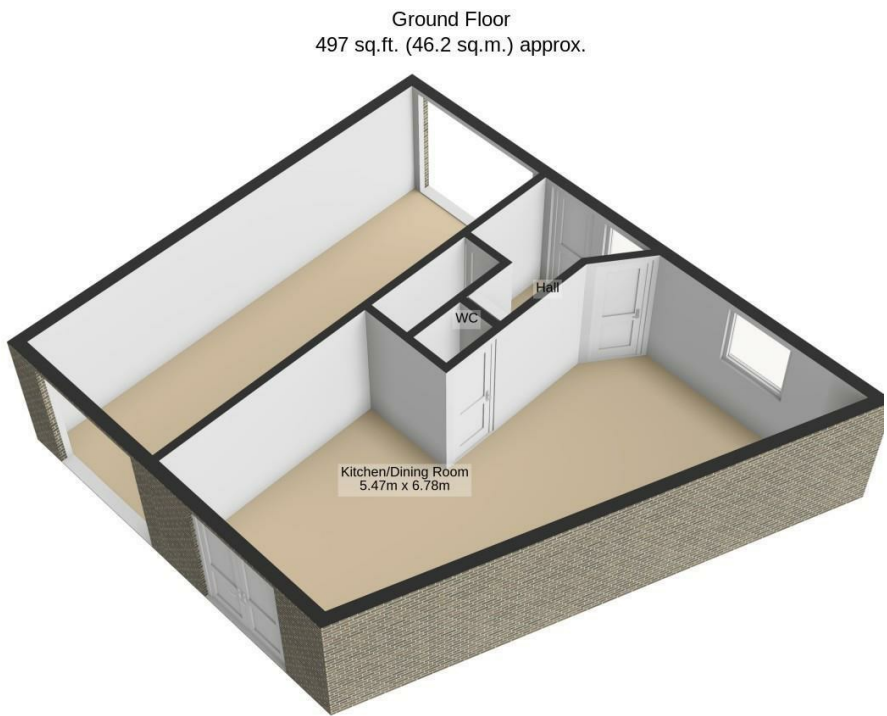


Ironwood Avenue, Desborough NN14 2JJ



Total Floor Area : 1333 sq.ft. (123.8 sq.m.) approx.



Ironwood Avenue, Desborough NN14 2JJ

- Popular Location
- Four good sized bedrooms
- Ensuite shower room
- Parking for two into a car port
- First floor lounge
- Viewing is recommended

PRICE
£280,000

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.



23 High Street, Rothwell
01536 418100
info@simonac.co.uk
simonac.co.uk



Ironwood Avenue, Desborough NN14 2JJ

PRICE £280,000 FREEHOLD

****IN PERSON AND VIDEO VIEWINGS AVAILABLE**** A good sized FOUR bedroom end of terrace family home arranged over three storeys and situated on the popular Grange estate. The house offers two separate reception areas and a pleasant enclosed rear garden, with other benefits to include off road parking for two cars via a drive way and car port(with garage door attached). The overall accommodation comprises entrance hall, guest WC and a L-shaped Kitchen/dining room. The first floor offers the main bedroom with ensuite shower room, the Lounge with Juliet balcony and bedroom four, whilst to the second floor are two further double bedrooms and a family bathroom. Outside expect to find an small open plan and low maintenance front garden, the aforementioned off road parking to side and a nice enclosed rear garden.

ENTRANCE HALL

Accessed via opaque double glazed front door. Double glazed window to the front. Amtico flooring. Radiator. Stairs rising to the first floor. Doors to Kitchen/Family/Dining Room and Cloakroom/Wc, telephone point

CLOAKROOM/WC

Comprising Pedestal wash hand basin and low level WC. Radiator. Amtico flooring. Extractor fan.

KITCHEN/FAMILY/DINING ROOM

13'10" max x 10'0" max x plus 11'8" max x 9'8" max (4.22m max x 3.05m max x plus 3.56m max x 2.95m max)
Having a range of fitted high and wall cuboard units with drawer space and work tops, integrated oven and four ring gas hob with stainless steel extractor hood over, appliance space to include plumbing for dishwasher and automatic washing machine. Stainless steel single sink and drainer, tiled flooring. Spacious understairs cupboard. Two radiators. Double glazed window to the front and double glazed French doors offering outlook and access to the rear garden.

FIRST FLOOR LANDING

Having stairs rising to the second floor, double glazed velux window. Radiator and Doors to Lounge/Sitting Room, Master Bedroom and Bedroom Four

LOUNGE/SITTING ROOM

13'3" x 12'7" (4.06m x 3.84m)
Having double glazed French doors opening out to a Juliet balcony at the front and Two radiators double panelled radiators

MASTER BEDROOM

12'7" x 10'4" (3.84m x 3.15m)
Having double glazed window to the front, Spacious walk in wardrobe with lighting, Radiator and Door to En - Suite Shower Room

EN-SUITE

Having double shower cubicle, pedestal wash hand basin. Low level WC., heated towel rail/radiator and Extractor fan.

BEDROOM FOUR

2.79m x 2.62m
Having double glazed window to the rear and radiator.

SECOND FLOOR LANDING

Having double glazed velux window. Airing cupboard housing hot water cylinder, access to loft space. doors to Bedroom Two & Three

BEDROOM TWO

15'1" x 10'0" (4.62m x 3.05m)
Double glazed window to the front. built in wardrobe providing clothes hanging and shelving space and radiator.

BEDROOM THREE

11'6" x 9'3" (3.51m x 2.82m)
Double glazed window to the front. Built in wardrobes providing clothes hanging and shelving space and radiator.

BATHROOM

Three piece suite comprising panelled bath with mixer tap incorporating shower fitment. Pedestal wash hand basin. Low level WC. Complementary tiling. Radiator. Opaque double glazed velux window.

OUTSIDE FRONT

The front offers low maintenance gravelled and slated front with shrubs and flower beds and pathway to entrance door

GARAGE/CARPORT & PARKING

19'1" x 8'11" (5.84m x 2.74m)
Having driveway leading to up and over door to Garage/Carport. Power and lighting. Double gated doors opening to the rear garden giving a drive through access to rear

OUTSIDE REAR

The rear garden has an immediate paved patio stepping on to lawn garden with shrub and flower beds, the rear garden is enclosed by timber panelled fencing and retaining brick wall



call to view 01536 418100

