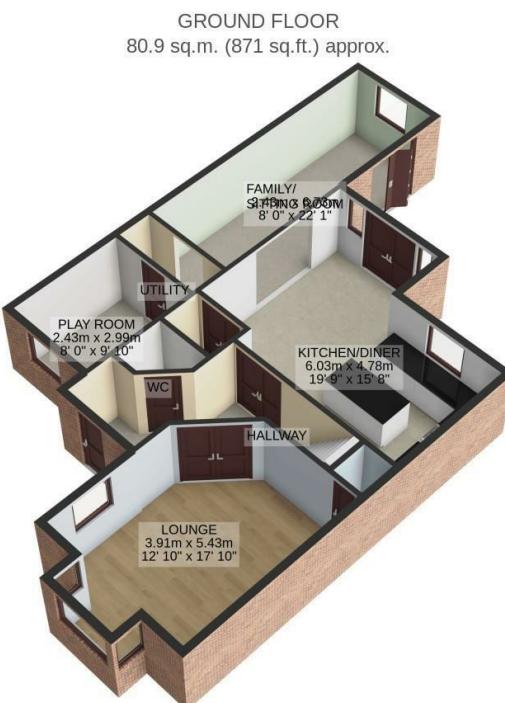
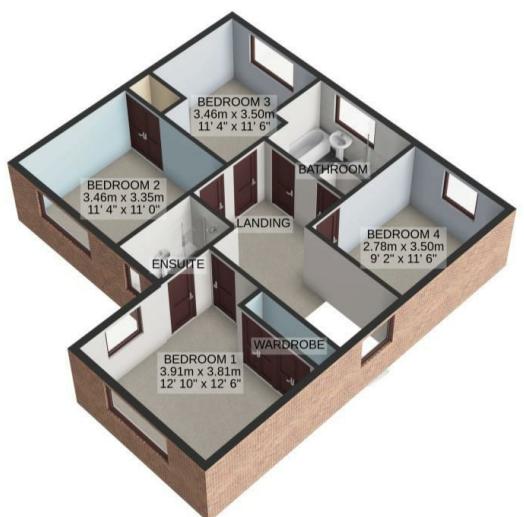


# Wood Avens Way, Desborough NN14 2RU



GROUND FLOOR  
80.9 sq.m. (871 sq.ft.) approx.



TOTAL FLOOR AREA : 150.2 sq.m. (1617 sq.ft.) approx.



## Wood Avens Way, Desborough NN14 2RU

- Outstanding presentation throughout
- Four double bedrooms
- Three/Four separate reception rooms
- Kitchen with built in appliances and central island
- Good sized rear garden
- Viewing strongly recommended

PRICE  
£425,000

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 \*\* Immaculately presented and tastefully extended FOUR DOUBLE BEDROOM detached Family home with parking and private South/Easterly aspect rear garden. The house is Gas central heated and Upvc double glazed with other benefits to include THREE separate reception rooms and impressive kitchen/dining room with central island. The overall accommodation comprises of a Reception Hall, cloakroom W.C, Lounge with walk in bay window, spacious Kitchen/dining room, extended family/sitting room, utility space and playroom/study bedroom five (former garage). The first floor offers a Gallery landing to Family Bathroom and four double bedrooms, with an en-suite shower room to Master. Outside at the front of the property is side by side parking for two cars and an open plan garden and the rear provides the South Westerly private rear garden. The property is found in impressive order throughout and therefore, must be seen.

## RECEPTION HALL

Entered via storm porch and then an obscure double glazed door, wood laminate flooring, dog leg staircase leading to the first floor landing, double doors to the lounge and further doors to guest WC and kitchen/dining room. Single radiator.

## GUEST WC

Continuation of wood laminate flooring, single radiator, white close coupled WC and wash hand basin.

## LOUNGE

17'6" x 12'11" (5.35 x 3.95)

Generous family sized room with Upvc double glazed walk in bay window to front, two radiators, TV point, feature wood panelled wall and door to understairs storage cupboard.

## KITCHEN/DINING ROOM

20'0" x 10'11" min (6.10 x 3.35 min)

Attractive fitted range of wall and base level cupboards units with roll edge work surfaces and drawer space below. Built in cooking facilities comprising a 5 ring gas burner, electric oven and grill with extractor fan and hood. Stainless steel single bowl single drainer sink unit with mixer tap and integrated appliances consisting of a dishwasher, fridge and freezer. Impressive central island and then being open plan (L-shaped) to the dining/occasional sitting area with Upvc double glazed French doors leading into the rear garden. Built in storage/utility cupboard with plumbing and space for automatic washing machine and further appliance space. Open plan to extended family room....

## FAMILY/SITTING ROOM

22'5" x 7'8" (6.85 x 2.35)

Wood laminate flooring, TV point, feature wall mounted radiator, Upvc double glazed window to rear, x2 double glazed sky light windows and Upvc double glazed bi-fold doors to side opening into the rear garden. Further feature double door way to utility.

## UTILITY ROOM

Continuation of wood laminate flooring, roll edge work surfaces and cupboard storage, spot lights and door to Playroom/study/bedroom five.

## PLAY ROOM/STUDY/BEDROOM FIVE

9'10" x 7'8" (3.00 x 2.35)

Former garage with Upvc double glazed window to front, double radiator and spot lights.

## GALLERY LANDING

Spacious landing with obscure Upvc double glazed window to side, doors to four double bedrooms, family bathroom and airing cupboard.

## BEDROOM ONE

12'3" x 11'10" (3.75 x 3.61)

Generous double room with Upvc double glazed windows to front and side elevations, built in wardrobes to one complete wall, feature wood panelled wall, single radiator, TV point and door to ensuite.

## ENSUITE

Obscure Upvc double glazed window to front, ceramic tiled floor, fully tiled double shower cubicle with wall mounted shower over, close coupled wc and pedestal wash hand basin.

## BEDROOM TWO

10'9" x 10'9" (3.30 x 3.30)

Double room with Upvc double glazed window to front, built in double wardrobe, single radiator.

## BEDROOM THREE

11'1" x 9'9" (3.38 x 2.98)

Double room with Upvc double glazed window to rear, feature wood panelled wall and single radiator.

## BEDROOM FOUR

11'1" x 8'9" (3.38 x 2.68)

Double room with Upvc double glazed window to rear and single radiator.

## FAMILY BATHROOM

Obscure Upvc double glazed window to rear, part complimentary tiled walls, white four piece suite comprising close coupled WC, pedestal wash hand basin, panelled bath and fully tiled shower cubicle with wall mounted shower over.

## OUTSIDE FRONT

Side by side off road parking for two cars, remainder of the front garden is open plan and mostly lay to lawn. Timber gate to side leading into the rear garden.

## OUTSIDE REAR

The rear garden enjoys a South/west aspect and has a large flagstone patio ideal for entertaining. The remainder is lawned with raised well stocked shrub and flower borders. Timber shed, outside tap. The rear garden offers a good degree of privacy.



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