



Sparrowpit Crescent, Desborough **Freehold** £480,000

**Pattison
Lane**

Key Features

 5  3  A  H

- Five Bedroom Detached Home
- NO ONWARD CHAIN
- Open Plan Kitchen / Dining / Family Room
- Two En Suite Facilities & Family Bathroom
- Garage & Driveway

Welcome to this stunning five-bedroom detached family home, presented in pristine, show-home condition. Located on the sought-after Avant Homes Viridian Meadows development, this property offers the rare opportunity to be the very first to live in a masterfully designed space.

Tucked away for privacy while remaining close to local amenities and excellent road links, it is the definition of contemporary convenience.

Step through the entrance hallway into a home designed for both quiet relaxation and vibrant entertaining:

- The Heart of the Home: A magnificent open-plan kitchen and living area. The kitchen features a range of integrated appliances and a separate utility room to keep the main space clutter-free. This masterpiece is bathed in natural light, featuring two sets of French doors that open directly onto the rear garden, creating a seamless flow for summer hosting.



- The Living Room: A separate, generously sized retreat, perfect for family film nights.
- The Snug: A versatile second reception room - ideal as a playroom, home office, or cozy reading nook.
- Convenience: A large downstairs WC and clever under-stair storage complete the level.

The spacious landing leads to five well-proportioned bedrooms, ensuring no one in the family has to compromise on space.

- The Suites: Two expansive double bedrooms each boast their own private en-suite shower rooms, finished with contemporary tiling.
- Further Bedrooms: Three additional sizeable bedrooms offer flexibility for a growing family or guest accommodation.
- Family Bathroom: A modern, four-piece bathroom suite featuring high-quality sanitaryware and full-height tiling.

Outside & Extra Features:

- Gardens: An enclosed, low-maintenance rear garden-a private sun trap ready for your personal landscaping touch.
- Parking: A single garage and a driveway with off-road parking for two vehicles.
- Peace of Mind: As a brand-new build, this home is a "blank canvas," offering the security of modern building standards and the excitement of making a space entirely your own. Offered with No Onward Chain and a 10 Year Warranty it is a must see!

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

The accommodation comprises:

ENTRANCE HALL

CLOAKROOM

LOUNGE (3.92m x 5.26m)

KITCHEN / DINING / FAMILY ROOM (9.68m x 3.6m)

UTILITY ROOM (1.7m x 1.97m)



GROUND FLOOR



FIRST FLOOR

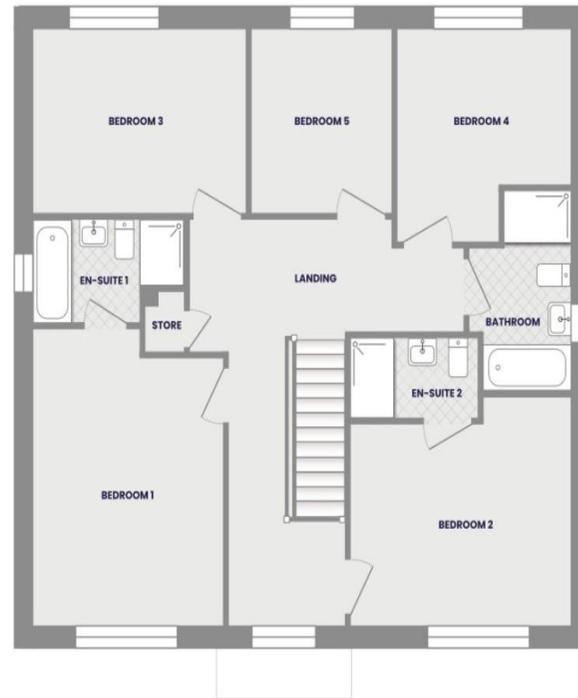


ILLUSTRATION PURPOSES ONLY

SNUG (3.64m x 3.31m)

BEDROOM ONE (3.42m x 4.29m)

EN SUITE (2.86m x 1.7m)

BEDROOM TWO (3.98m x 3.31m)

EN SUITE (2.18m x 1.22m)

BEDROOM THREE (3.99m x 2.79m)

BEDROOM FOUR (3.11m x 2.35m)

BEDROOM FIVE (2.35m x 3.19m)

BATHROOM (1.7m x 3.12m)

OUTSIDE

FRONT GARDEN

REAR GARDEN

AGENTS NOTE:

Overall house areas shown are gross total, while individual room areas are net, meaning the sum of all individual rooms will not necessarily match the overall area.

Annual Estate Charge - £140.01

Estimated Council Tax Band - H

To view this property call Pattison Lane on:
01536 430527

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Contact us to arrange a **FREE** home valuation.

 01536 430527

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