

# CHARLES ORLEBAR

Estate Agents & Auctioneers



1 Charles Close, Higham Ferrers, Northamptonshire, NN10 8JS

Offers In Excess Of £300,000



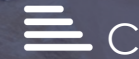
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Offers In Excess Of £300,000

# 1 Charles Close

Higham Ferrers, NN10 8JS

- 4 Bedrooms
- No chain
- Approx 1690sqft
- 20ft Main bedroom
- Double Garage
- Large drive
- Family bathroom, ensuite & w/c
- Newly modernised

Charles Orlebar presents - A recently refurbished family home located in this quiet cul de sac, boasting nearly 1700 feet of generously proportioned rooms over two floors. Perfect for a growing family, there are 4 bedrooms upstairs with the master bedroom being over 20ft in length and benefitting from an en-suite too, with ample space for a sofa and tv area - and to create a haven away from the kids! Downstairs, there is plenty of space for the largest of families with two spacious reception rooms and a sizeable kitchen/breakfast room as well. The large integral double garage will be perfect for a motorcycle or car enthusiast, while the low maintenance rear garden with its large patio provides a perfect space for BBQs and entertaining in the summer months. It is under 15 minutes walk from this family home to the centre of Higham and the independent shops, coffee bars, pubs and restaurants there, while Rushden Lakes is just a 5 minute drive away. Wellingborough train station is under 15 minutes approx drive away and trains to London approx. 50 minutes. This is a home which needs to be viewed to appreciate everything it has to offer - please take a look at George's video tour and call George or Lucy on the number above to arrange a viewing.



Hall

WC

Living Room 20'10" x 11'3" (6.34m x 3.42m)

Kitchen/Breakfast Room 15'3" x 9'10" (4.65m x 3.00m)

Pantry 5'1" x 3'0" (1.54m x 0.92m)

Hallway

Utility 5'5" x 6'0" (1.64m x 1.82m)

Dining Room 12'1" x 11'2" (3.69m x 3.41m)

Landing

Bedroom 1 20'8" x 15'0" (6.29m x 4.56m)

En-suite

Bedroom 2 9'3" x 11'1" (2.83m x 3.39m)



Bedroom 3

7'5" x 10'10" (2.26m x 3.31m)

Bedroom 4

11'9" x 8'4" (3.59m x 2.55m)

Family Bathroom

Garage









## Floor Plans



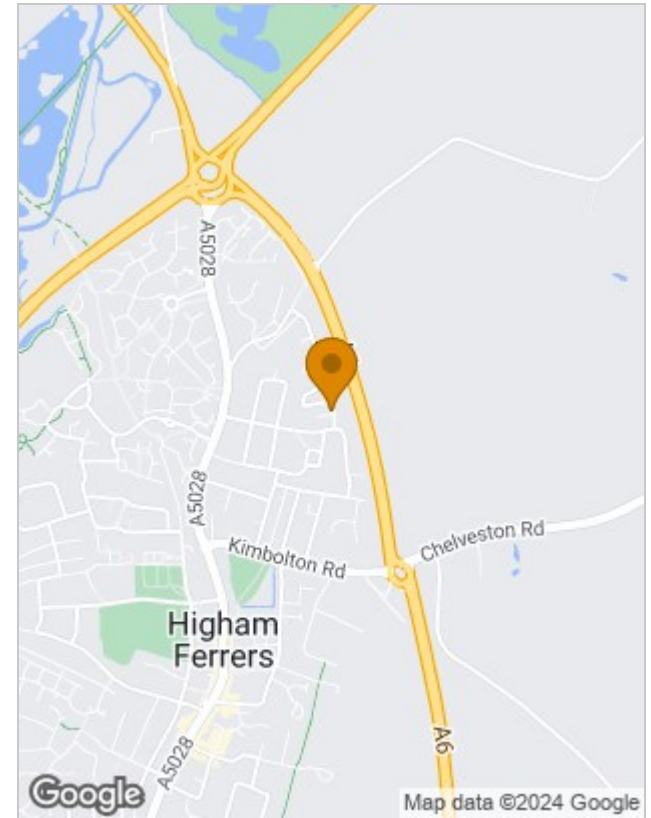
## Viewing

Please contact our Sales Office on 01933313600 if you wish to arrange a viewing appointment for this property or require further information.

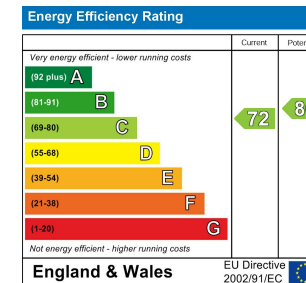
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

**CHARLES ORLEBAR ESTATE AGENTS** 9-11 High Street, Rushden, Northamptonshire, NN10 9JR  
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## Location Map



## Energy Performance Graph



**Council Tax Band: B**

**Tenure: Freehold**