

CHARLES ORLEBAR

Estate Agents & Auctioneers



Fernbank Villa, 142 Higham Road, Rushden, NN10 6DT

£550,000





142 Higham Road

Rushden, NN10 6DT

- 4 Bedrooms
- Previous outline planning permission for additional dwelling
- Underfloor heating to kitchen and wet room
- Walking distance to Higham, Rushden and Rushden Lakes
- No chain
- Original features throughout
- Majority of windows replaced in 2017
- Ample offroad parking

Fernbank Villa is ideally located on Higham Road in between Higham Ferrers and Rushden, this splendid Edwardian house, built in 1903, offers a delightful blend of character and modern convenience. Spanning an impressive 1,809 square feet, the property boasts three spacious reception rooms, perfect for both entertaining guests and enjoying quiet family time. The four well-proportioned bedrooms provide ample space for relaxation, while the two bathrooms ensure comfort for all.

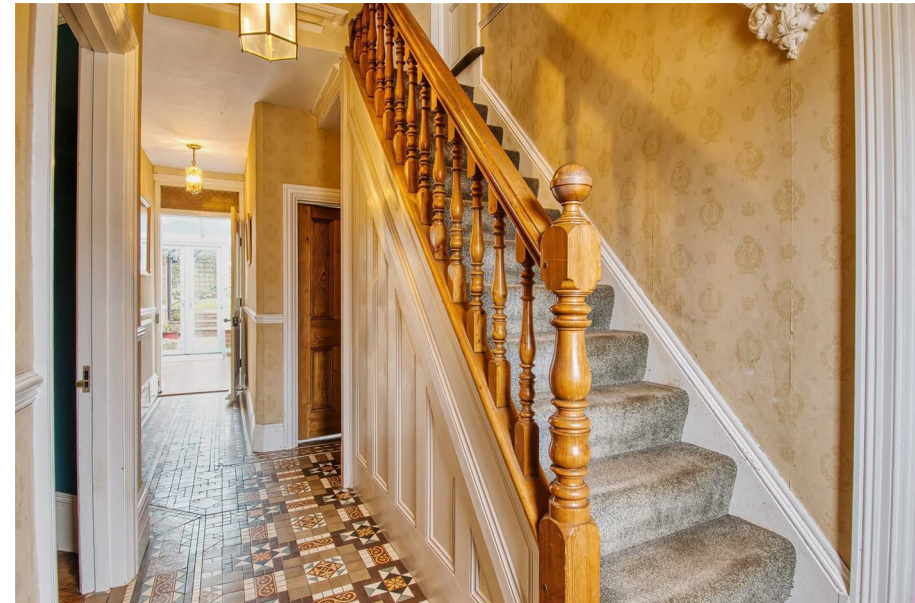
As you step inside, you will be captivated by the original features that adorn this home, including exposed brickwork, original doors, and stunning floors that reflect its rich history. The sitting room, with its inviting open fire, creates a warm and welcoming atmosphere, ideal for cosy evenings in. The kitchen, equipped with underfloor heating, is both functional and stylish, making it a delightful space for culinary pursuits.

The property sits on a generous double plot, offering ample off-road parking and a beautifully proportioned rear garden. Additionally, there is previous (now lapsed) outline planning permission for an additional dwelling, presenting an exciting opportunity for future development.

In 2017, the house was enhanced with 19 new double-glazed sash windows, ensuring energy efficiency while maintaining the property's traditional aesthetic. This home is not just a residence; it is a testament to Edwardian architecture, providing a unique living experience in a sought-after location. Whether you are looking for a family home or a property with potential for expansion, Fernbank Villa is a remarkable find.

The location is particularly advantageous, being walking distance from both High Streets and Rushden Lakes, a popular shopping and leisure destination. The property also offers easy access to the A45, making commuting to nearby motorways and train stations a breeze. Wellingborough station is under 6 miles away and has trains to St Pancras in under an hour. Call now to view!

£550,000



Porch

Hall

Sitting Room

14'0" x 12'7" (4.26m x 3.84m)

Living Room

12'8" x 12'0" (3.86m x 3.65m)

Utility

7'9" x 12'0" (2.36m x 3.67m)

Wet Room

Snug

11'6" x 11'7" (3.50m x 3.52m)

Kitchen/Dining Room

23'4" x 15'5" (7.12m x 4.69m)

Landing

Bedroom 1

14'3" x 12'7" (4.35m x 3.84m)

Bedroom 2

12'7" x 12'0" (3.84m x 3.65m)

Bedroom 3

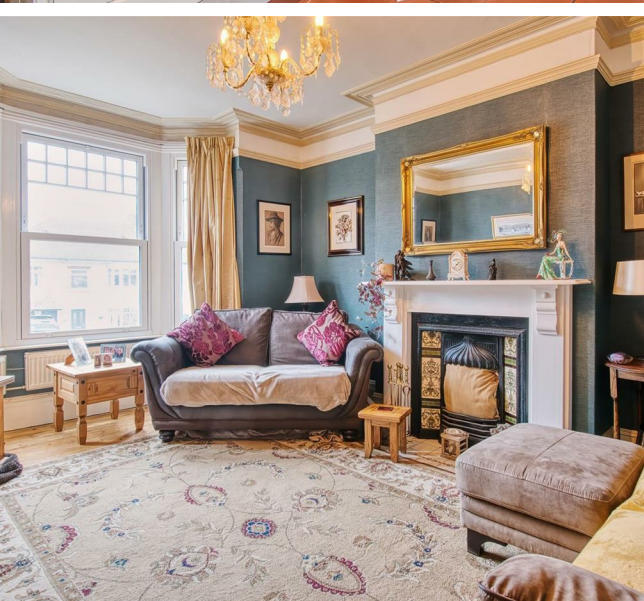
11'1" x 11'4" (3.39m x 3.46m)

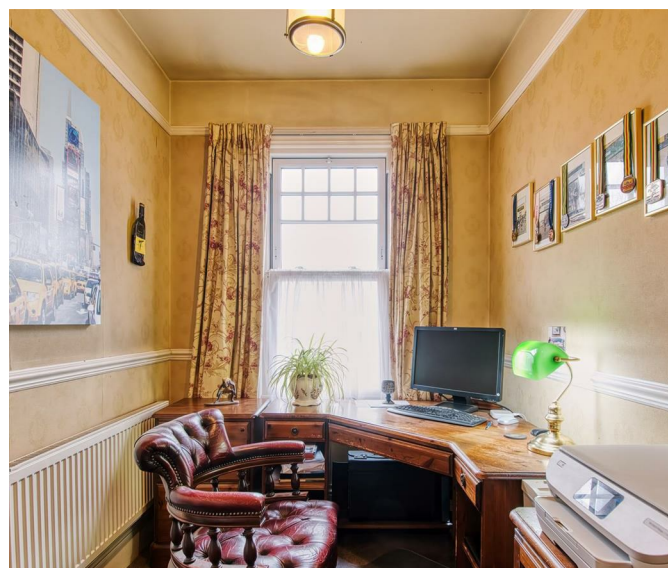
Bedroom 4

7'9" x 12'1" (2.37m x 3.68m)

Family Bathroom







Floor Plans



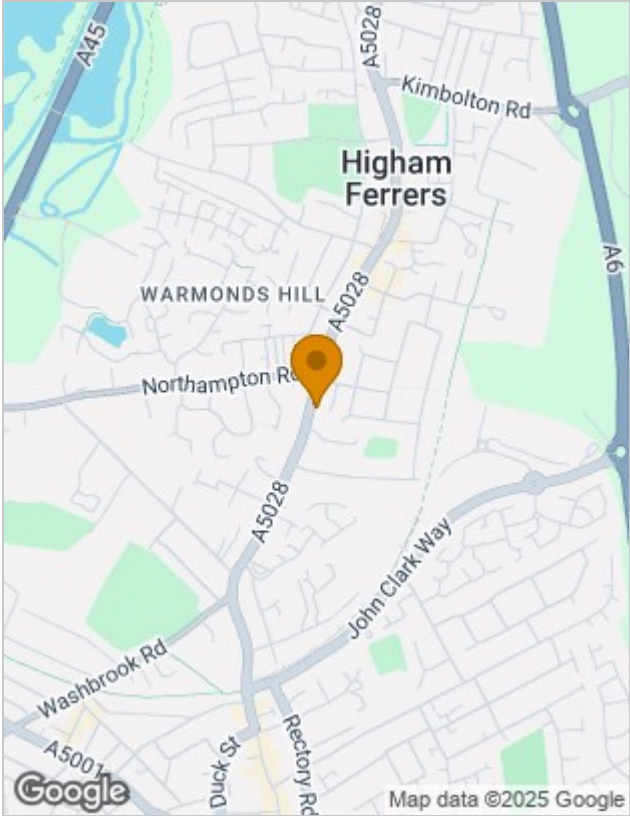
Viewing

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

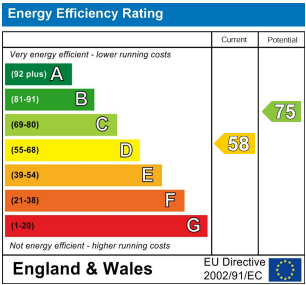
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Location Map



Energy Performance Graph



Council Tax Band: C
North Northants

Tenure: Freehold