

CHARLES ORLEBAR

Estate Agents & Auctioneers



50 Westfields Terrace, Higham Ferrers, NN10 8BA

£270,000



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£270,000

50 Westfields Terrace

Higham Ferrers, NN10 8BA

- No chain
- Plans drawn up for loft conversion (see floorplan tab)
- Immaculate condition
- Approx 80 meters from High Street
- 29ft kitchen/family room
- Currently 3 bedrooms, previously a large 2 bedroom
- West facing garden
- W/c with utilities area

Situated in the charming market town of Higham Ferrers, this delightful home on Westfields Terrace offers a perfect blend of modern living and character. Built in 1902, the property has been thoughtfully refurbished and extended, boasting a spacious 29ft open plan kitchen adorned with a stunning roof lantern that floods the space with natural light.

With a generous total area of 1,224 sq ft, the house features two inviting reception areas, ideal for both relaxation and entertaining. The three bedrooms provide space for family or guests, with the potential for further enhancement. Bedroom 2 & 3 were previously one bedroom occupying the full width of the house, this could easily be put back for someone who prefers larger bedrooms. Notably, plans have already been drawn up for a loft conversion, which would create a luxurious master bedroom complete with an ensuite bathroom, allowing for even greater comfort and convenience (see floorplans tab).

The property is conveniently located approximately 80 meters from the high street, where you can enjoy a vibrant community atmosphere with farmers markets, a butcher, a bakery, a fruit and vegetable shop, as well as restaurants, cafes and popular pubs.

The west-facing garden is perfect for enjoying the afternoon sun, and includes a large shed/workshop, providing storage or potential for a garden room/bar.

This home is not just a property; it is a lifestyle choice, offering both the charm of a historical building and the benefits of modern amenities. Whether you are looking for a family home or a place to entertain, this house is sure to impress.



Porch

Hall

Living Room 11'6" x 12'4" (3.50m x 3.75m)

Kitchen/Family room 29'1" x 15'2" (8.86m x 4.63m)

WC

Landing

Bedroom 1 12'2" x 9'9" (3.70m x 2.96m)

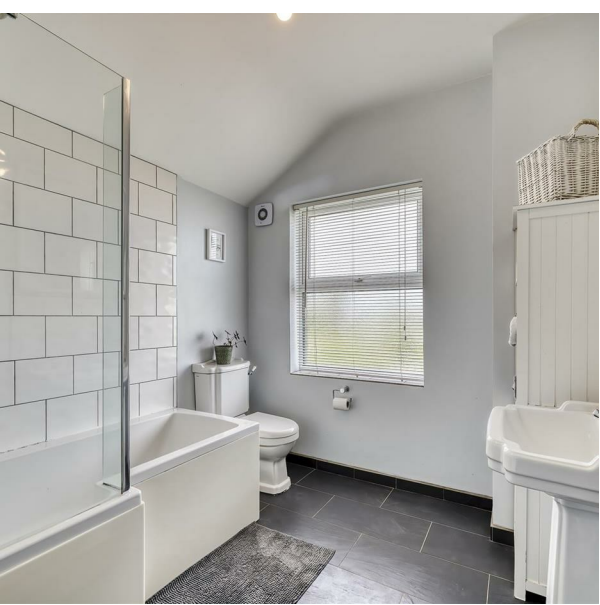
Bedroom 2 11'5" x 9'7" (3.49m x 2.92m)

Bedroom 3 8'2" x 5'10" (2.50m x 1.78m)

Bathroom

Store

Workshop





Floor Plans



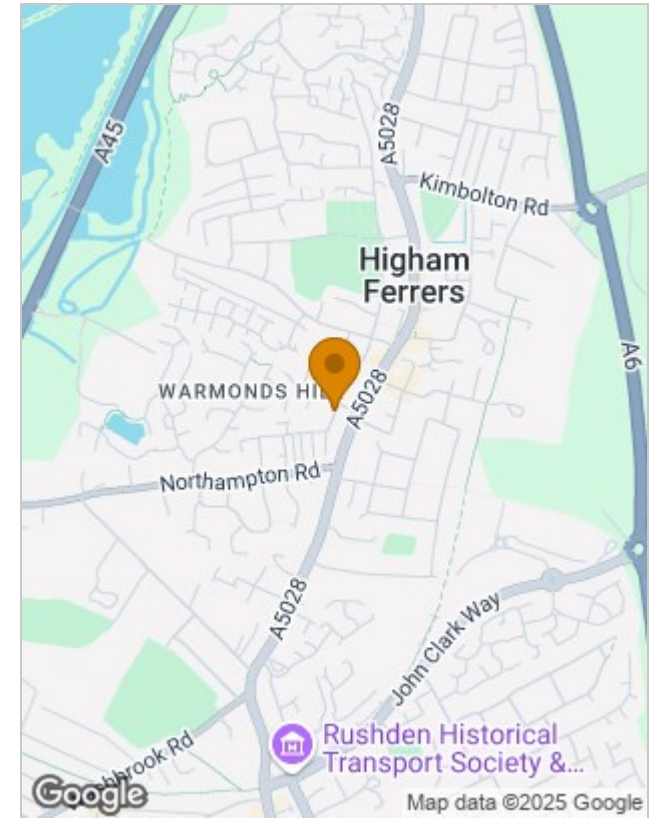
Viewing

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

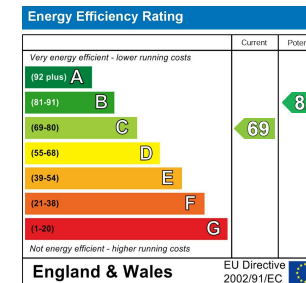
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Location Map



Energy Performance Graph



Council Tax Band: A
North Northants

Tenure: Freehold