

# CHARLES ORLEBAR

Estate Agents & Auctioneers



1 Owen Way, Higham Ferrers, NN10 8PB

Fixed Asking Price £675,000



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# 1 Owen Way

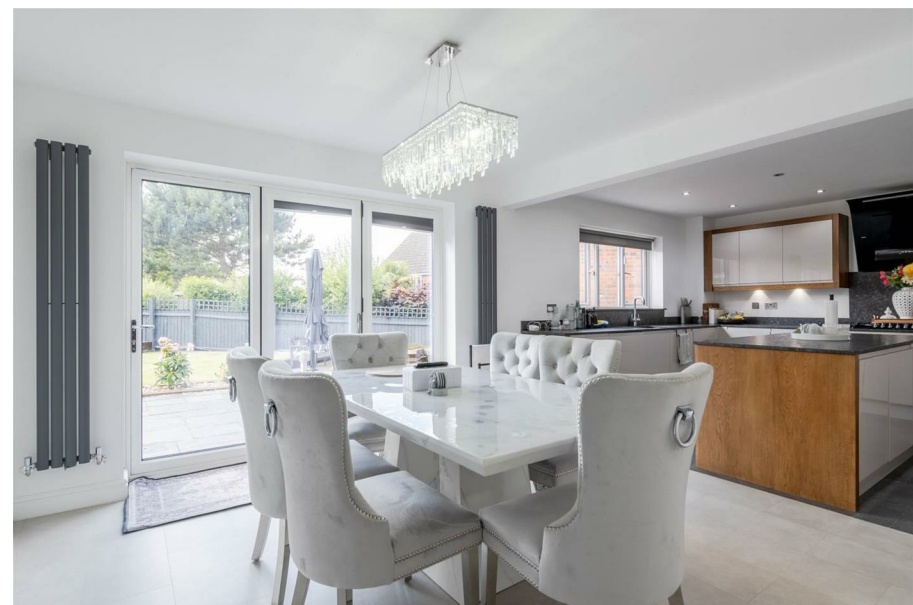
Higham Ferrers, NN10 8PB

- 5 Double bedrooms
- Large driveway with private entrance
- Solar panels
- Mains drainage & gas central heating
- 2 Ensuities, family bathroom & w/c
- Corner plot with Northampton Road frontage
- Immaculate condition throughout
- 24ft kitchen/diner with bifolds

Charles Orlebar presents - A very impressive fabulous family home in this sought after location which undergone a massive remodelling. The whole house has been transformed to provide very trendy living space for the growing family looking for plenty of reception rooms as well as sizeable bedrooms. The remodelling has included new windows throughout, new flooring throughout, replacement of all bathrooms and the kitchen - to make a lovely and huge open plan kitchen family space overlooking the rear garden, complete with bi-fold doors - and also the conversion of the double garage to a party room/bar and a full landscaping of the garden to compliment the inside space. In addition to all this, there is plenty of parking on the long driveway and even space for a hot tub in a private corner of the garden. This stunning home fronts onto the sought after Northampton Road and sits on the very edge of the popular Squires Gate development. Perfect for dog walkers or cyclists, there is a short cut through Squires Gate to a footpath leading to Irthlingborough Lakes and Meadows and onto either Rushden Lakes or Stanwick Lakes. From Northampton Road, Rushden Lakes is just 10 minutes walk to all the shops and restaurants there, or in the opposite direction, 10 minutes walk to Higham Ferrers for the independent shops, pubs and restaurants there. Train links are at Wellingborough or Bedford, road links are via the A45 and A6 onto the A14, M1/M6 and A1. Local schools include the Ferrers School and the Rushden Accademy or private schools are at Wellingborough, Bedford and Kimbolton. Take a look round with our full video tour or to book your exclusive viewing of this lovely family home, please call George or Lucy on 01933 313600.



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## Entrance Hall

Living Room 22'10" x 12'5" (6.97m x 3.79m)

Study 8'11" x 8'11" (2.71m x 2.72m)

WC

Sitting Room 10'10" x 2'9" (3.31m x 0.85m)

Kitchen/Dining Room 14'11" x 24'1" (4.55m x 7.35m)

Landing

Bedroom 1 12'1" x 12'2" (3.68m x 3.70m)

Dressing Room 6'6" x 7'11" (1.97m x 2.41m)

En-suite Shower Room

Bedroom 2 12'1" x 11'9" (3.68m x 3.58m)

En-suite Shower Room

Bedroom 3 9'1" x 11'11" (2.76m x 3.64m)





Bedroom 4

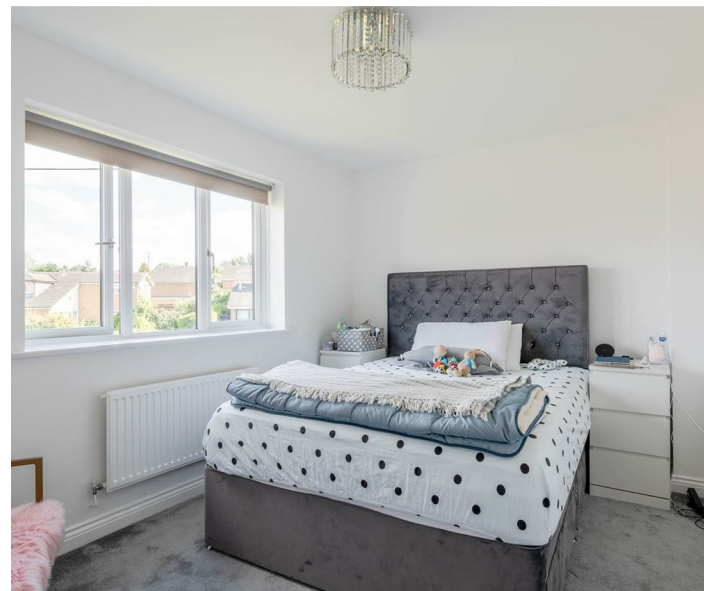
9'0" x 9'3" (2.74m x 2.82m)

Bedroom 5

8'10" x 9'2" (2.68m x 2.79m)

Bathroom

Garden Room









Floor Plans



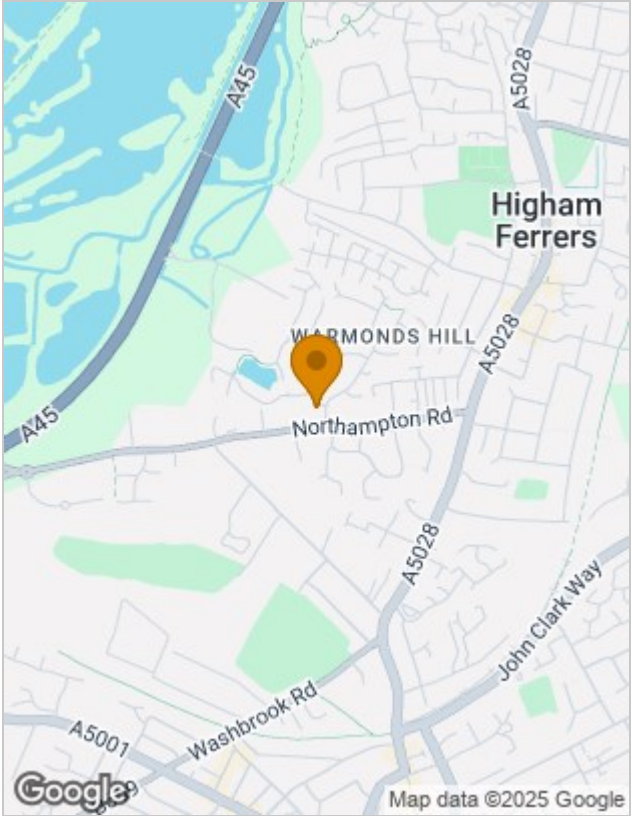
Viewing

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

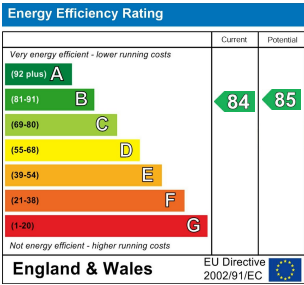
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, 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:** F  
Nort Northants District Council

**Tenure:** Freehold