

# CHARLES ORLEBAR

Estate Agents & Auctioneers



44 Russell Way, Higham Ferrers, NN10 8EJ

£325,000









# 44 Russell Way

Higham Ferrers, NN10 8EJ

- 2 Double bedrooms
- Large gardens
- Walking distance to amenities
- W/c
- Quiet location
- Ample parking
- 4 Piece family bathroom
- Scope for improvement/development subject to permissions

Situated in the tranquil setting of Russell Way, Higham Ferrers, this charming detached bungalow offers a delightful blend of comfort and convenience. Spanning 847 square feet, the property features two spacious reception rooms, perfect for both relaxation and entertaining. The two large double bedrooms provide ample space for rest, while the well-appointed four-piece family bathroom caters to all your needs.

One of the standout features of this bungalow is its generous parking capacity, with large drive way and garage, ensuring that you and your guests will never be short of space. The property is set in a quiet location with no through traffic, making it an ideal retreat from the hustle and bustle of everyday life.

The ample front and rear gardens present a wonderful opportunity for outdoor enjoyment and potential further development, subject to the necessary permissions. Whether you envision a beautiful garden oasis or additional living space, the possibilities are endless.

Conveniently located within walking distance to local high streets, a doctor's surgery, dentist, bus stops, and parks, this bungalow offers the perfect balance of peaceful living and accessibility to essential amenities. This property is not just a home; it is a lifestyle choice that combines comfort, space, and a sense of community. Do not miss the chance to make this delightful bungalow your own.

£325,000



## Entrance Hall

WC

Living Room 23'2" x 11'11" (7.05m x 3.63m)

Hallway

Kitchen/Dining Room 15'9" x 11'9" (4.81m x 3.59m)

Family Bathroom

Bedroom 1 11'11" x 11'9" (3.64m x 3.59m)

Bedroom 2 11'11" x 11'11" (3.64m x 3.63m)





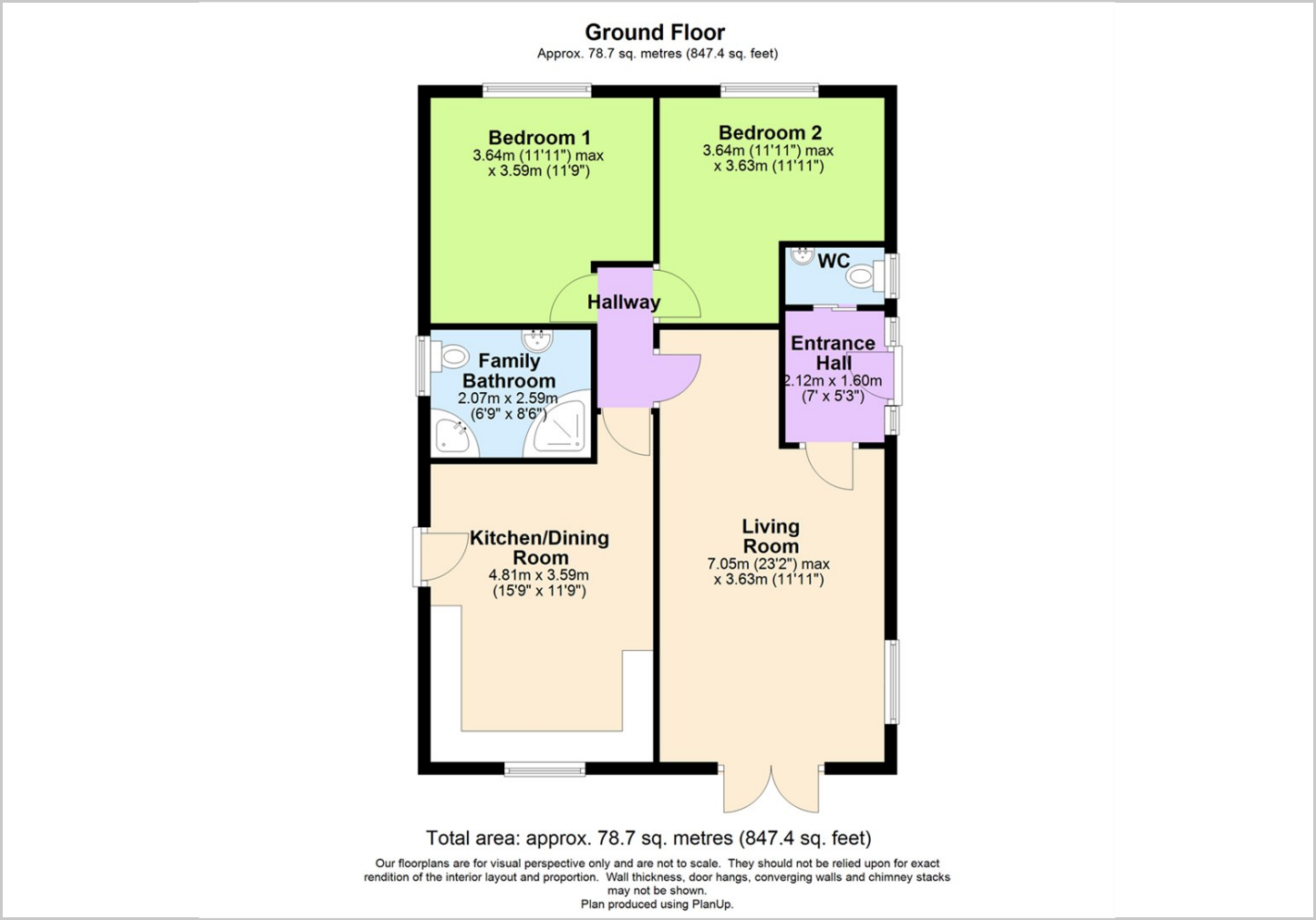








Floor Plans



Viewing

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

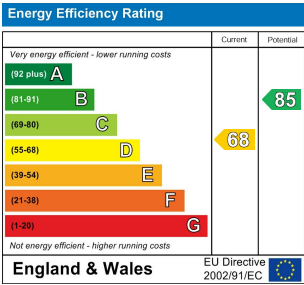
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Location Map



Energy Performance Graph



**Council Tax Band: C**  
North Northants

**Tenure:** Freehold