

10 Eliot Way  
Higham Ferrers  
NN10 8PG

£450,000 (offers over)



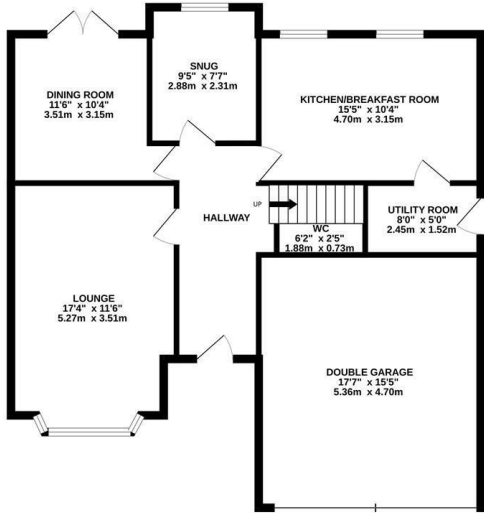
OSCAR JAMES

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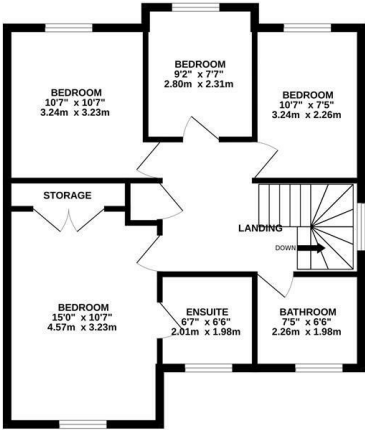


# FLOOR PLANS

GROUND FLOOR  
960 sq.ft. (89.2 sq.m.) approx.



1ST FLOOR  
635 sq.ft. (59.0 sq.m.) approx.



TOTAL FLOOR AREA : 1595 sq.ft. (148.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## AT A GLANCE...



3 Reception Rooms with Versatile use



Kitchen Diner with Amble Storage and Space for Free Standing Appliance's



4 Generous Size Bedrooms



Family Bathroom, Ensuite to Master & W/C



Garden with High Degree of Privacy



Off-Road Parking & Double Garage





## WHAT'S GREAT?

Nestled in the highly sought-after town of Higham Ferrers, this impeccably presented four-bedroom detached residence offers an exceptional blend of space, style, and practicality. With off-road parking for multiple vehicles and a double garage, this home is designed to meet the needs of modern family living.

Upon entering, a bright and elegantly tiled hallway sets the tone for the refined interiors. The ground floor boasts a spacious bay-fronted lounge, a formal dining room with French doors opening onto the garden and a versatile snug which can also be used as a home office or playroom. The well-appointed kitchen diner features an array of base and eye-level units, providing ample storage and generous space for multiple freestanding appliances. A separate utility room and a conveniently located W/C complete the ground floor accommodation.

Upstairs, you'll find four bedrooms two of which are double in size and two singles

with the master suite benefiting from built-in wardrobes and an ensuite shower room. The family bathroom has been recently upgraded to an exceptional standard, featuring a contemporary bathtub with a luxurious rainfall shower overhead.

The rear garden provides a tranquil and private outdoor retreat, with a spacious slatted seating area, a neatly maintained lawn, and a practical storage shed.

This outstanding home presents a rare opportunity to acquire a beautifully maintained property in a prime location.

Please call Oscar James if you would like anymore information or to book a viewing!

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# SELLER'S SECRET

It's a brilliant location as within easy walking distance to Higham Ferrers Market town centre, Rushden Lakes and for the more adventurous, Stanwick Lakes is within cycling distance via the Greenway.



Why we like it....

## OSCAR JAMES

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To buy or not to buy....

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