







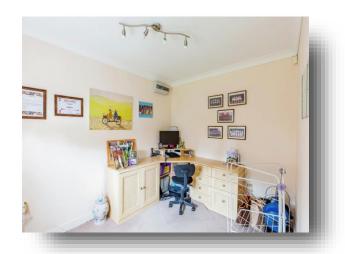


welcome to

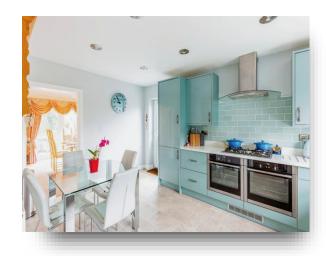
Roman Way, Higham Ferrers

A stunning Four bedroom, three storey home located in a desirable area of Higham Ferrers.

Features include a spacious driveway, a pond, built in wardrobe in bedrooms, generous size garage and two single ovens for those that love to cook!













Entrance Hall

Entered via double glazed door to the front aspect, stairs rising to the first floor landing, under stairs storage cupboard, radiator and doors to all rooms.

Cloakroom

Double glazed obscure window to the side aspect, WC, wash hand basin, tiling and radiator.

Study

11' x 8' 2" (3.35m x 2.49m)

Double glazed window to the front aspect and radiator.

Lounge

14' 10" x 13' 3" (4.52m x 4.04m)

Double glazed bi-fold doors to the rear aspect, two radiators and French doors to the dining room.

Dining Room

12' 1" x 9' 10" (3.68m x 3.00m)

French doors to the rear aspect, radiator and door to the kitchen.

Kitchen

15' 9" x 9' 10" (4.80m x 3.00m)

Fitted kitchen comprising a range of matching wall and base units with quartz work surfaces over, ceramic butler sink, splash backs, two single electric ovens and gas hob with cooker hood over, integrated washing machine, dishwasher and fridge/freezer, double glazed window to the front aspect, radiator, central heating boiler and double glazed door to the side aspect.

First Floor Landing

Double glazed window to the front aspect, stairs rising from the entrance hall, airing cupboard with tank, doors to the bedrooms and bathroom.

Bedroom Two

14' 4" x 8' 11" (4.37m x 2.72m)

Two double glazed windows to the rear aspect, built in wardrobes, radiator and door to en suite.

En Suite

Double glazed obscure window to the side aspect, WC, wash hand basin, shower cubicle, spot lights, part tiling and radiator.

Bedroom Three

12' 11" x 8' 5" (3.94m x 2.57m)

Double glazed window to the front aspect, built in wardrobe and radiator.

Bedroom Four

10' 6" x 9' 6" (3.20m x 2.90m)

Double glazed window to the front aspect, built in wardrobe and radiator.

Bathroom

Double glazed window to the rear aspect, WC, wash hand basin, shower cubicle, bath, spot lights, part tiling and radiator.

Second Floor Bedroom One

25' 4" x 15' 4" (7.72m x 4.67m)

Double glazed windows to the front and rear aspect, access to the loft space, fitted wardrobes, two radiators and door to en suite.

En Suite

Double glazed obscure window to the front aspect, WC, two wash hand basin, shower cubicle, bath, part tiling and radiator.

Externally Front

Driveway providing off road parking for several cars.

Rear Garden

Laid to lawn, Patio providing a seating area, pond, mature borders and gated side access.

Garage

Accessed via up and over door from the driveway, power and lighting connected and double glazed door leading to the garden.





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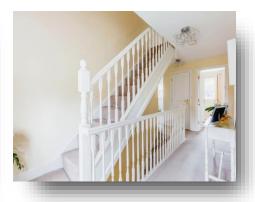
- Driveway for up to Five cars
- Garage
- Four generous sized bedrooms
- Beautiful detached family home
- Nestled in a highly desirable area

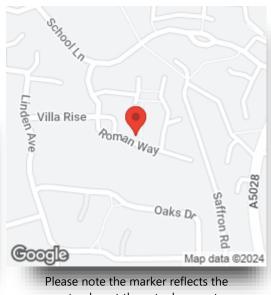
Tenure: Freehold EPC Rating: C

£450,000









postcode not the actual property

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Property Ref: RSD109442 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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