



**Roman Way, Higham Ferrers NN10 8NS**



**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' 13" ( 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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## Roman Way, Higham Ferrers

- 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



Please note the marker reflects the postcode not the actual property

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