



17 Williams Way  
Higham Ferrers, NN10 8AJ



**Simpson & Weekley**

\*\*\*DETACHED EXECUTIVE HOME\*\*\* Simpson and Weekley are delighted to offer to the market this wonderful four bedroom detached family home. Ideally located on the edge of the Historical market town of Higham Ferrers and offering easy access to lots of local amenities including shops, schools and the always popular Rushden Lakes development. The home boasts ample living accommodation set over two floors and comprising in brief; entrance hallway, lounge, dining room, kitchen, utility room and a WC downstairs. The first floor boasts a large master bedroom with en-suite shower room, three further bedrooms and a separate family bathroom. The property also benefits from gas central heating and double glazing throughout. Externally there is a fully enclosed garden to the rear of the home, a front garden, a detached double garage and private driveway for several cars. An internal viewing is highly recommended to fully appreciate everything this home has to offer. EPC Rating C, Council Tax Band E

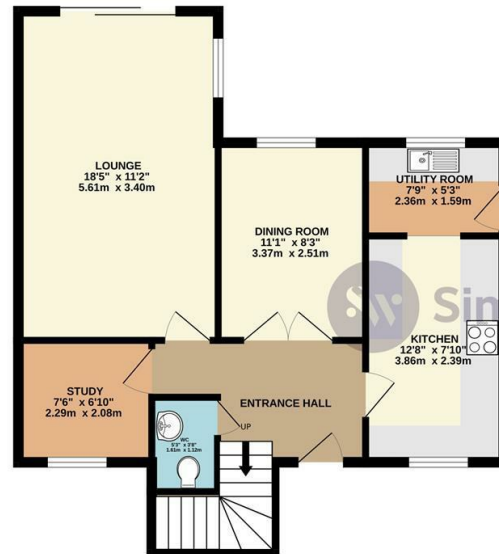


£425,000

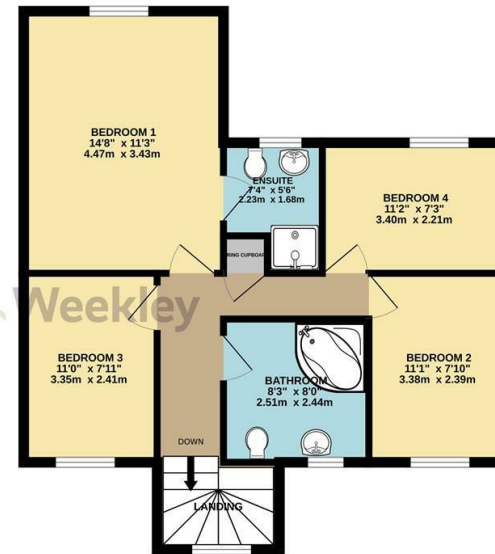
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GROUND FLOOR  
601 sq.ft. (55.8 sq.m.) approx.

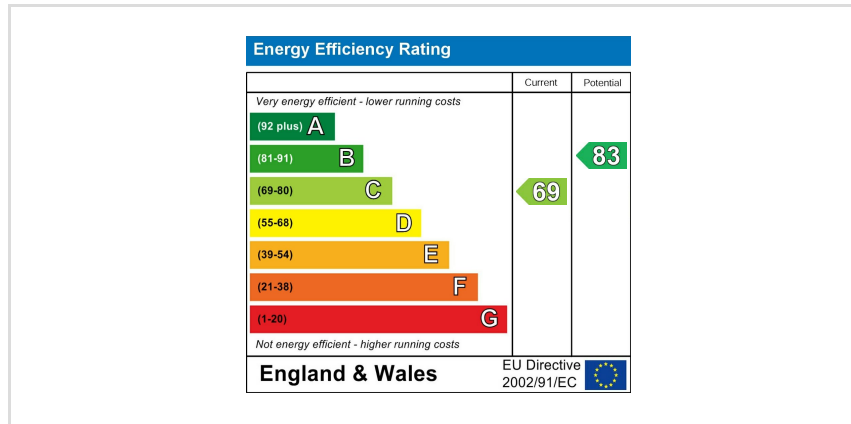


1ST FLOOR  
601 sq.ft. (55.8 sq.m.) approx.



TOTAL FLOOR AREA: 1201 sq.ft. (111.6 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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**Simpson  
&Weekley**

Making Every  
Journey Personal



01933 418917

[rushden@simpsonandweekley.co.uk](mailto:rushden@simpsonandweekley.co.uk)

<https://www.simpsonandweekley.co.uk/>

30 High Street, Rushden, Northants, NN10 0PW