



9 Keats Way

Higham Ferrers, Northamptonshire NN10 8DQ



Simpson & Weekley

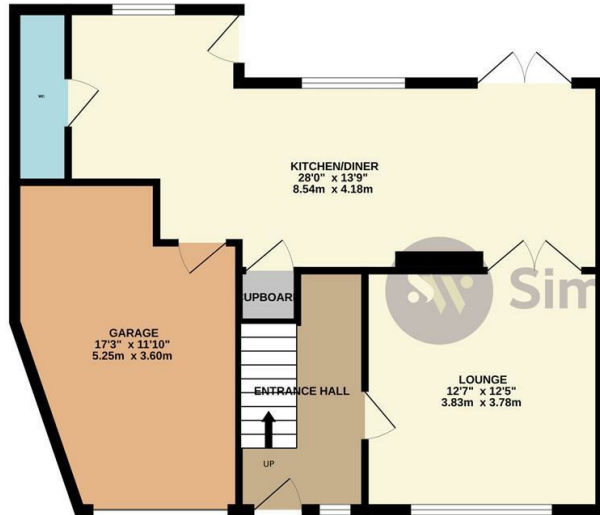
“Maximising Potential”. This ‘Alfred Underwood’ built, semi-detached house has been extended and modernised to make the most of it’s corner plot setting and now not only offers an impressive refitted open plan kitchen/dining room but also boasts four bedrooms with a walk in wardrobe and an en-suite bathroom to the master bedroom. This well presented family home is situated down a cul-de-sac in the sought after market town of Higham Ferrers with schools, shops, parks and the ever popular Rushden Lakes retail and leisure complex all within walking distance. The accommodation comprises entrance hall, a separate living room with an option to open up to the dining area via double doors, the open plan kitchen/dining room has been refitted and comes with French doors to the garden, stretches down into a utility area, has a rear door to the oversized garage and there is also a ground floor cloakroom. To the first floor, previously used as a five bedroom house, this family home has been re-arranged to now offer a family bathroom and four bedrooms to include the spacious master bedroom with adjoining en-suite bathroom and walk in wardrobe. Externally the low maintenance garden consists of a paved patio and raised artificial turf area with space for a timber shed. To the front the garden has been levelled and the eye catching resin flooring, whilst providing off road parking, also now injects a fresh, modern look to the property. EPC Rating D, Council Tax Band C

£349,995

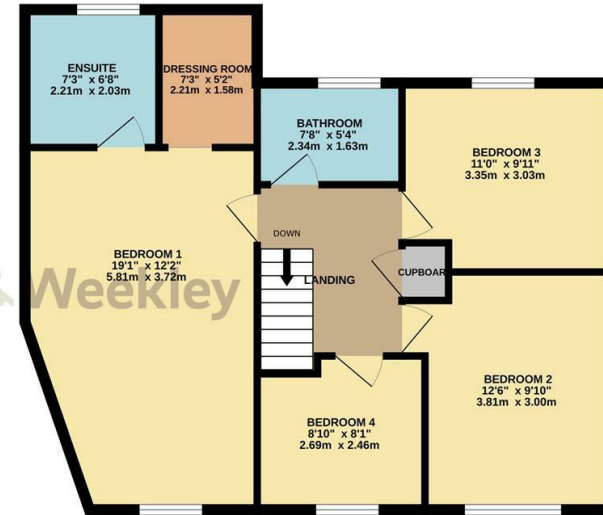
4 3 2



GROUND FLOOR
717 sq.ft. (66.6 sq.m.) approx.

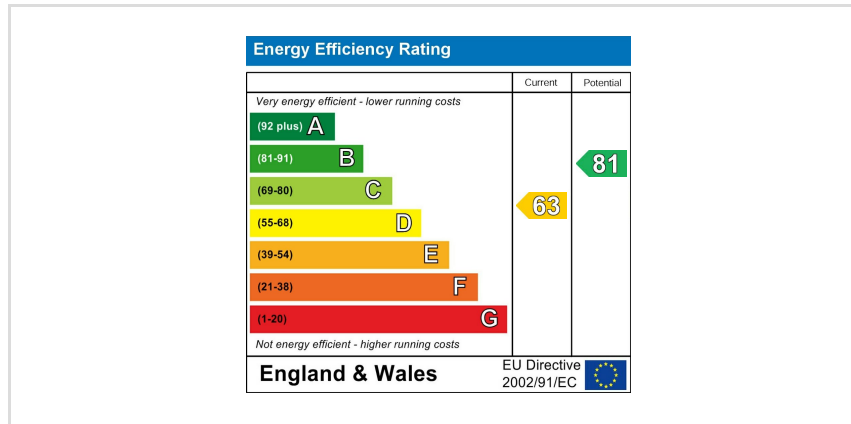


1ST FLOOR
723 sq.ft. (67.1 sq.m.) approx.



TOTAL FLOOR AREA : 1440 sq.ft. (133.8 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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