



1 Peverel Close

Higham Ferrers, Northamptonshire NN10 8LJ



Simpson & Weekley

“An extended living space for entertaining” Set in a sought after cul-de-sac location in the market town of Higham Ferrers is this impressive, four bedroom detached family home. The property, entered via a light and airy entrance hall, has undergone a complete remodelling to the ground floor to now boast an impressive, L-shaped open plan living space that consists of a refitted kitchen, living room and a dining area with vaulted ceiling, skylight and views over the landscaped gardens. There are also benefits of a ground floor shower room, separate lounge, utility room and refitted first floor bathroom. Externally there is a welcoming front garden with a resin driveway providing off road parking and a very well maintained and enclosed rear garden mainly laid to lawn with a patio and growing bedding area. A stunning family home, well presented throughout, ready to move into and situated in a popular location. Just a short walk from the property there is a convenience store and a little further walk will get you into the town centre where you will find the High Street to include a selection of independent retailers in addition to a Co-op, Market Square that still holds a farmers market once a month and there are nearby parks and popular schooling. A beautiful property that needs to be seen to be fully appreciated. EPC Rating C, Council Tax Band D



£415,000

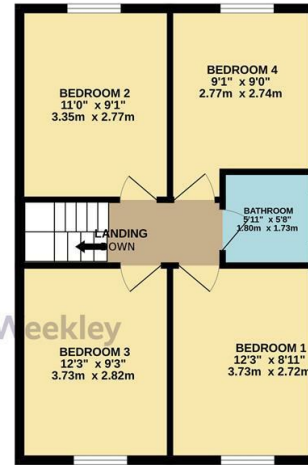
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GROUND FLOOR
587 sq.ft. (54.5 sq.m.) approx.



1ST FLOOR
507 sq.ft. (47.1 sq.m.) approx.



TOTAL FLOOR AREA: 1094 sq.ft. (101.7 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 misstatement. 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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