



52 Parker Way
Higham Ferrers, NN10 8PN



Simpson & Weekley

"Tucked away with space in abundance". Set on the edge of a modern development in the sought after market town of Higham Ferrers sits this detached family residence tucked away in a cul-de-sac setting and boasting five bedrooms set over three stories of accommodation. The property benefits from a double garage and parking with an EV point fitted, an open plan kitchen/dining/family room with French doors that lead to an enclosed garden and three bath/shower rooms in addition to a ground floor cloakroom. The accommodation in brief comprises entrance hall, cloakroom, living room, kitchen/dining/family room and utility room to the ground floor. To the first floor there are three double bedrooms with an en-suite to the master bedroom and a family bathroom and to the second floor there are two further bedrooms and a shower room. Externally there is an enclosed rear garden with a garden shed and frontage with parking for two cars in front of a double garage. EPC Rating C, Council Tax Band F

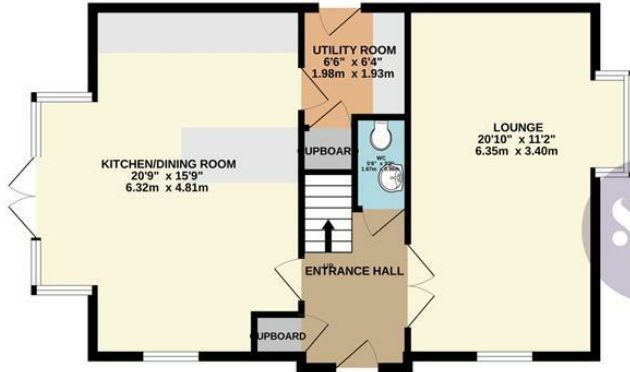


Offers In Excess Of £450,000

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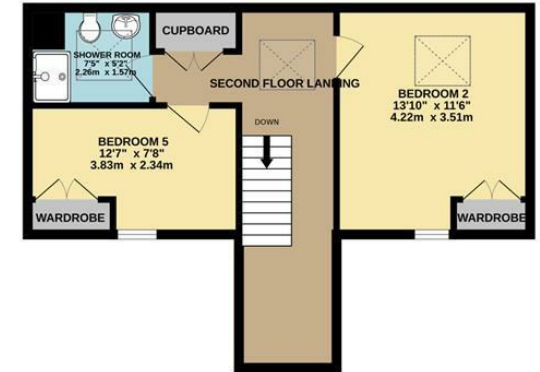
GROUND FLOOR
674 sq.ft. (62.7 sq.m.) approx.



1ST FLOOR
624 sq.ft. (58.0 sq.m.) approx.



2ND FLOOR
445 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA : 1744 sq.ft. (162.0 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

Current rating: 75 (Green arrow pointing to C)
Potential rating: 84 (Green arrow pointing to B)



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