



10 Chichele Street

Higham Ferrers, Northants NN10 8HT



**Simpson & Weekley**



"Heated swimming pool, secret bookshelf door and high end finishing throughout!" Presenting a stunning detached property in the charming setting of Higham Ferrers, this immaculately modernised residence offers luxurious living spaces and sophisticated features. Boasting a total of four first floor double bedrooms and a hidden fifth ground floor double bedroom/further reception room accessed via a secret bookshelf door, this property not only exudes elegance and contemporary design but provides what can only be described as the X factor to anyone fortunate enough to view this family home.

The interior showcases a seamless blend of modern architecture, highlighted by the wooden staircase with glass balustrades and motion sensor skirting board lighting, a living room with modern log burner linked to a carrying system providing additional heating to all bedrooms and a dining room with a feature abstract stone wall. The property also boasts a refitted kitchen and a refitted en-suite bathroom, family bathroom and ground floor cloakroom.

Step outside to a tranquil low maintenance garden with a waterfall wall and a heated swimming pool with a swim current machine, all creating a private oasis perfect for relaxation and entertainment. With parking for several cars, a conservatory open plan to the living room, and proximity to Rushden Lakes, the market square, schools, and picturesque countryside, this property presents a rare opportunity to own a simply stunning home that cannot fail to impress. EPC Rating Ordered, Council Tax Band E

£430,000



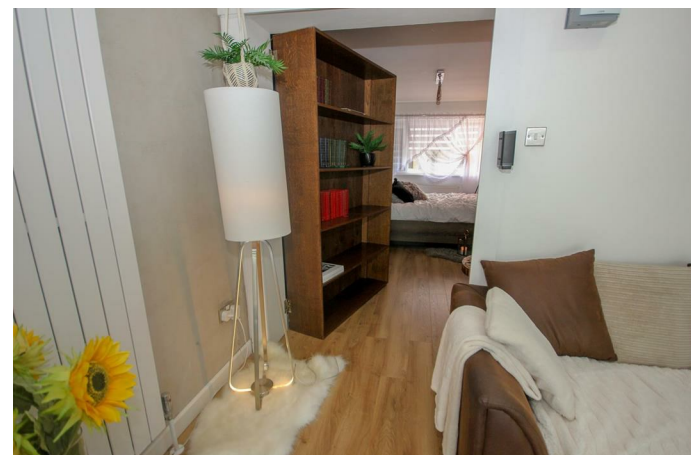
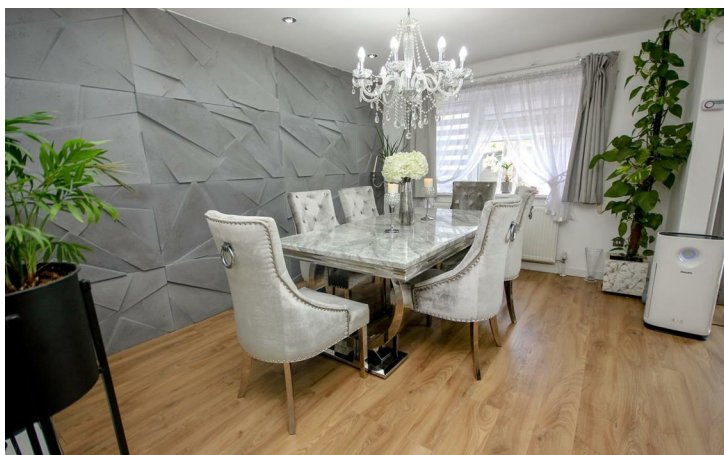
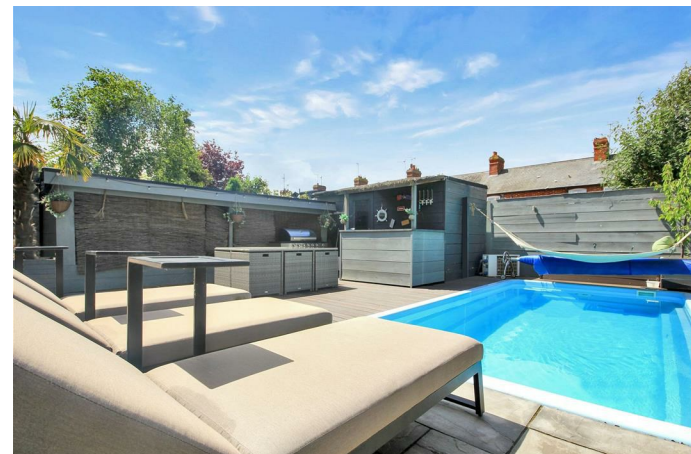
5



3



3

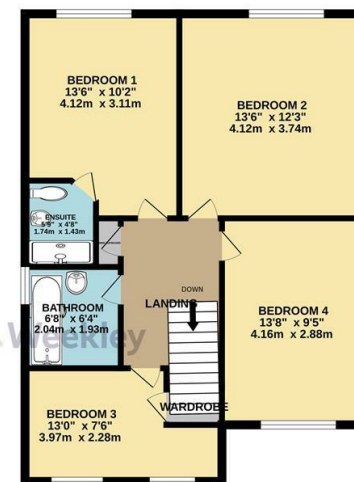


Simpson & Weekley

GROUND FLOOR  
803 sq.ft. (74.6 sq.m.) approx.



1ST FLOOR  
659 sq.ft. (61.2 sq.m.) approx.

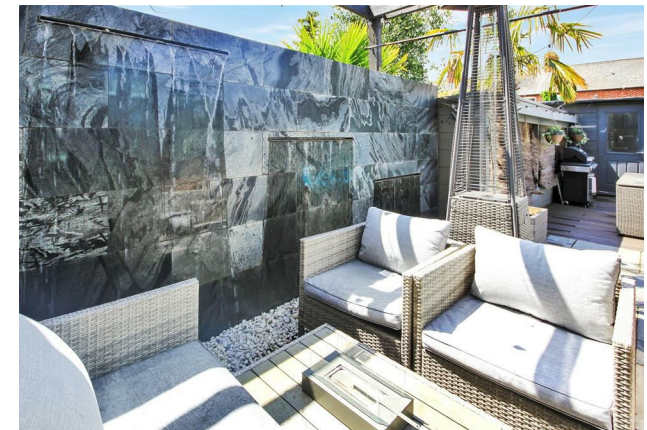


TOTAL FLOOR AREA: 1462 sq.ft. (135.8 sq.m.) approx.

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 for 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.  
Made with Metrepro C3024



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





When you buy with Simpson and Weekley, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the way, from help choosing the right mortgage and insurance through to finding your conveyancer. And if you need help selling your home too, **with over 20 years of local experience, you can trust us to get you moving**.



**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