



67 Patenall Way  
Higham Ferrers, NN10 8PL



**Simpson & Weekley**

Nestled in the charming Patenall Way of Higham Ferrers, this delightful three-bedroom end-terrace house is a true gem waiting to be discovered. Built in 2007, this semi-detached townhouse boasts a generous 1,356 sq ft of living space, perfect for a growing family or those seeking a bit of extra room to spread out.

As you step inside, you are greeted by a welcoming entrance hallway that leads you to a cosy lounge diner, a well-appointed kitchen, and a convenient WC on the ground floor. Moving upstairs, you'll find two double bedrooms along with a family bathroom, offering comfort and privacy for all.

The real highlight of this property awaits you on the top floor - a spacious master suite complete with built-in wardrobes and an en-suite shower room, providing a peaceful retreat at the end of a long day.

Outside, a private rear garden beckons, featuring a decked seating area perfect for al fresco dining or simply unwinding in the fresh air. With the added bonuses of a single garage and off-street parking for several cars at the front, convenience is truly at your doorstep.

Situated at the end of a tranquil cul-de-sac, this home offers a peaceful sanctuary while being just a stone's throw away from a plethora of amenities. From shops to schools, parks to the popular Rushden Lakes development, everything you need is within easy reach.

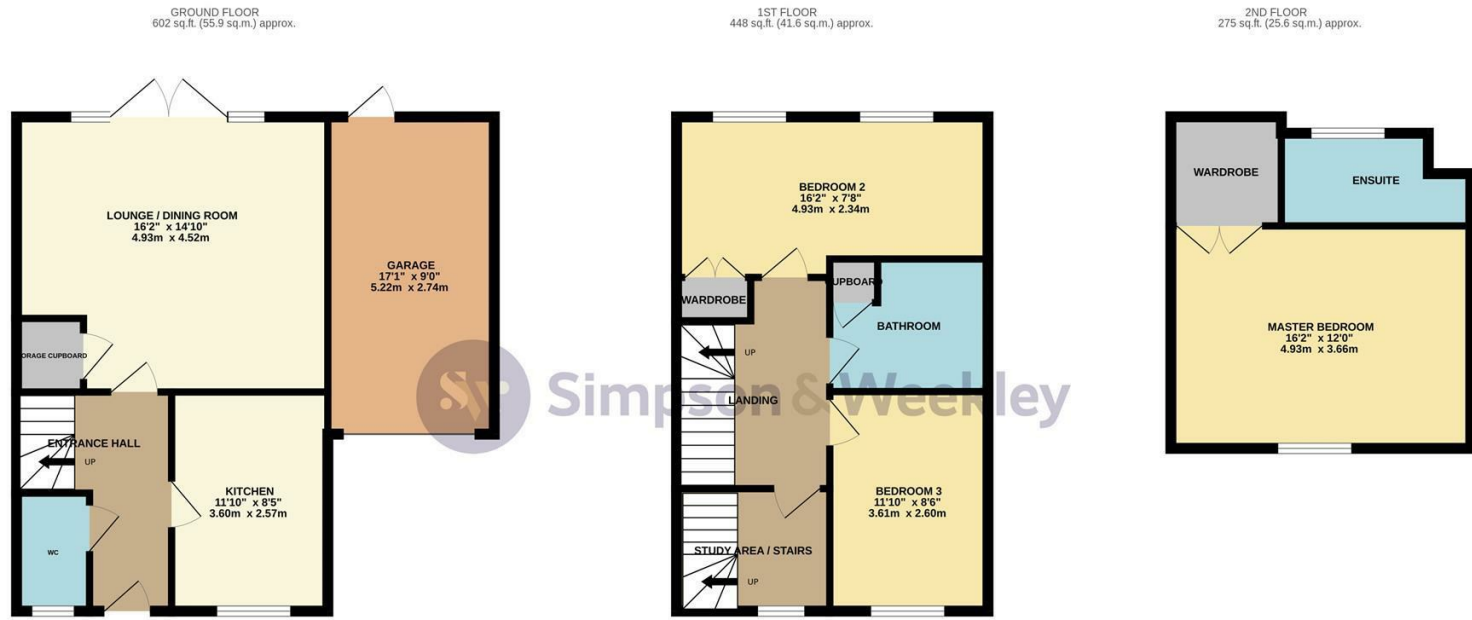
Don't miss out on the opportunity to make this beautifully presented property your own - book a viewing today and step into the lifestyle you've been dreaming of!

EPC Rating C, Council Tax Band C

£299,950

 3  2  1

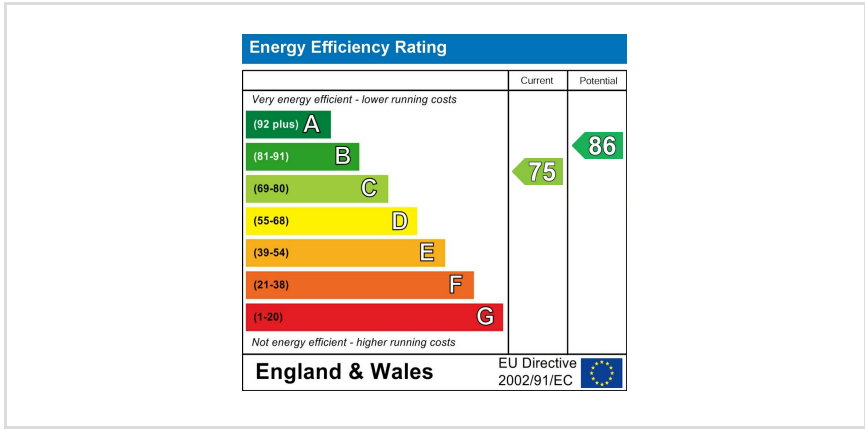




**TOTAL FLOOR AREA: 1325 sq.ft. (123.1 sq.m.) approx.**

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.

Made with Metropix ©2024



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