



56 Gardenfield  
Higham Ferrers, NN10 8FL



**Simpson & Weekley**



Nestled in the charming area of Gardenfield in Higham Ferrers, Rushden, this stunning four-bedroom detached family home is a true gem waiting to be discovered. As you step into the property, you are greeted by a spacious entrance hallway leading to two inviting reception rooms, perfect for entertaining guests or simply relaxing with your loved ones.

The heart of this home lies in the well-appointed kitchen diner, ideal for creating culinary delights and making lasting memories. Need to catch up on work? No problem - there's an office space where you can focus and be productive. Convenience is key with a downstairs WC for added comfort.

Venture upstairs to find the master bedroom complete with an en-suite shower room, offering a private sanctuary away from the hustle and bustle of daily life. Three additional bedrooms provide ample space for family members or guests, along with a stylish family bathroom.

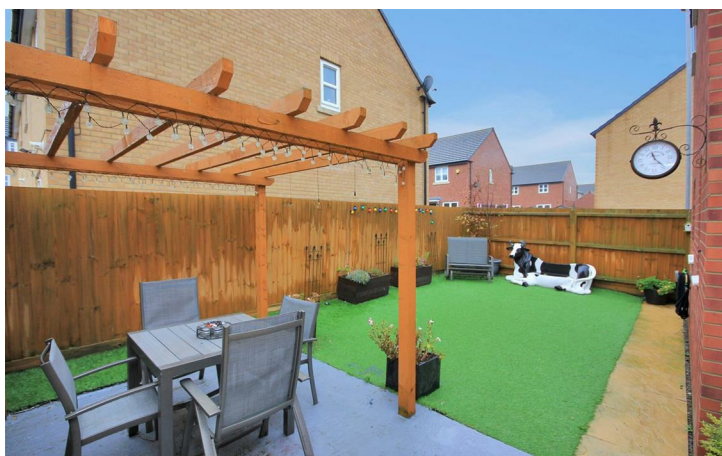
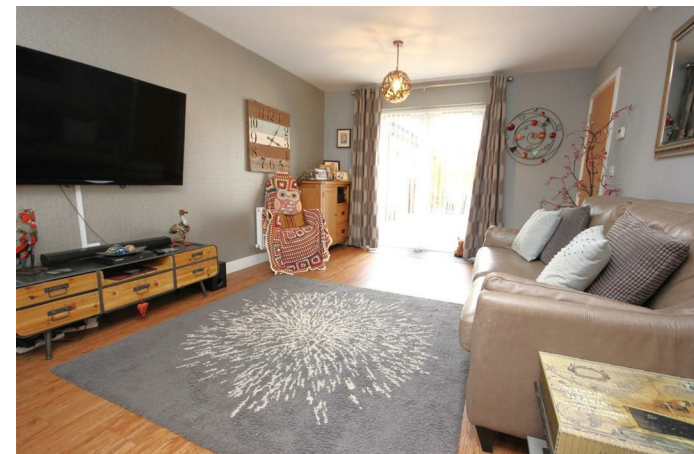
Outside, the landscaped rear garden is a tranquil oasis, perfect for enjoying a morning coffee or hosting summer barbecues. With a front garden, garage, and private driveway providing parking for three vehicles, this property offers both style and practicality.

Don't miss the opportunity to make this house your home - book a viewing today and step into a world of comfort, convenience, and modern living in the heart of Gardenfield.

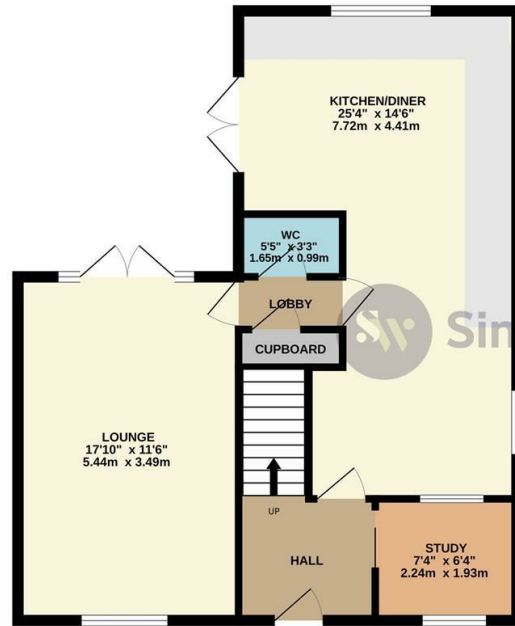
Council Tax Band E, EPC Rating B

£410,000

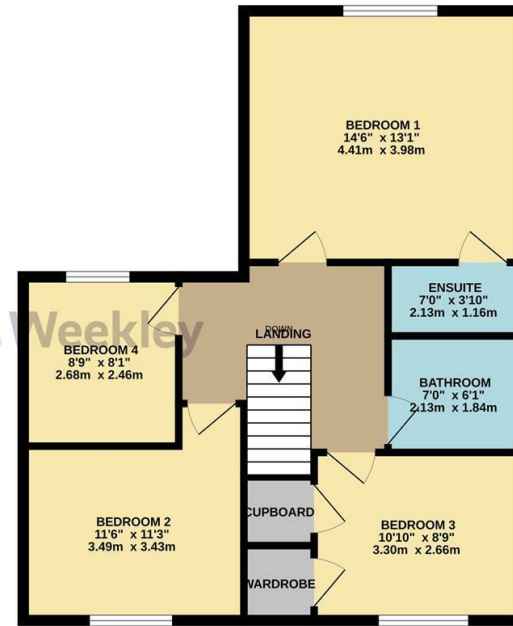
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GROUND FLOOR  
662 sq.ft. (61.5 sq.m.) approx.



1ST FLOOR  
662 sq.ft. (61.5 sq.m.) approx.



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.  
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>84</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 2002/91/EC	





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