



48 Ullswater Close

Higham Ferrers, Northamptonshire NN10 8NP



**Simpson & Weekley**



"Stunning extended kitchen/dining room with vaulted ceiling." Set on a modern development in the sought after historical market town of Higham Ferrers is this beautiful five bedroom detached residence offered to the market with no upward chain. With accommodation set over three floors this family home boasts five well proportioned bedrooms with a dressing room and en-suite to both the master and guest bedrooms, two separate reception rooms and an open kitchen/breakfast/dining room opening out on to the garden. There are also benefits of a refitted kitchen with island unit, refitted shower rooms, a detached double garage and the corner plot offers an attractive rear garden for both entertaining and for children to play in. The accommodation in brief comprises entrance hall, lounge stretching from front to rear with French doors to the garden, family room, cloakroom, extended utility room and extended kitchen/breakfast/dining room to the ground floor. To the first floor there is a refitted shower room with double shower cubicle master bedroom with dressing room and refitted en-suite, bedroom three and stairs to the second floor where there is a spacious landing, guest bedroom with walk in wardrobe/dressing room and refitted en-suite, and two further bedrooms. The property is located within walking distance of countryside, parks and schools, the town centre has a vibrant High Street of independent retailers and a market square that still holds a farmers market once a month. The A45 and A6 are both within easy access with routes to Bedford or Wellingborough where direct trains from their relevant stations can see you in London St Pancras within an hours journey. EPC Rating C, Council Tax Band F

Offers In Excess Of £500,000



5



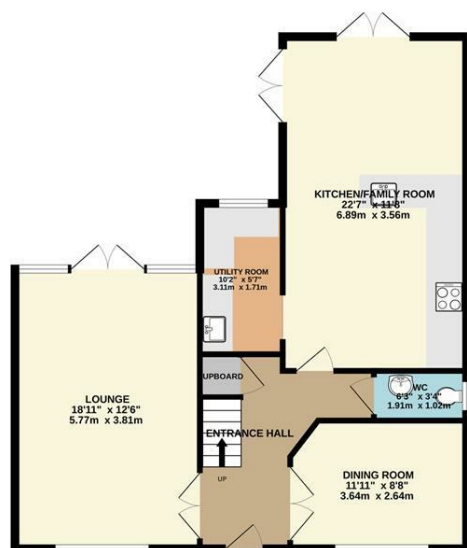
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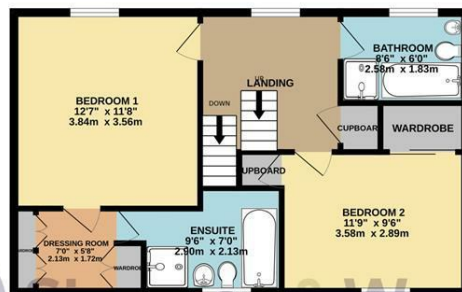
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GROUND FLOOR  
798 sq.ft. (74.1 sq.m.) approx.



1ST FLOOR  
578 sq.ft. (53.7 sq.m.) approx.



2ND FLOOR  
578 sq.ft. (53.7 sq.m.) approx.



TOTAL FLOOR AREA : 1953 sq.ft. (181.5 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>		
(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 2002/91/EC	





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