



7 Dove Close
Higham Ferrers, NN10 8LL



Simpson & Weekley

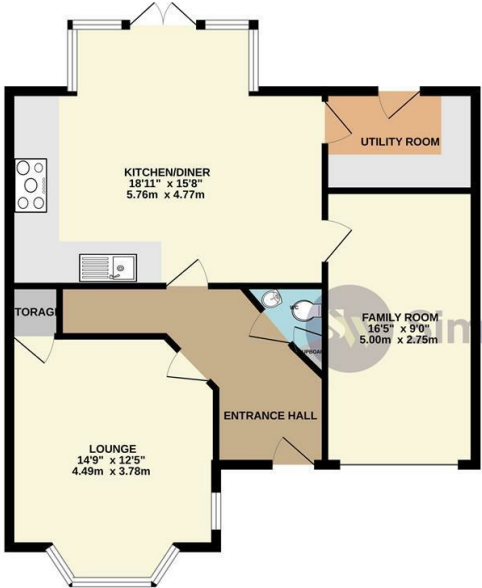
FOUR DOUBLE BEDROOMS ***POPULAR DEVELOPMENT*** Simpson and Weekley are delighted to offer to the market this fantastic detached family home. Ideally located in the highly sought after Northamptonshire market town of Higham Ferrers. The home is perfectly positioned within a modern development on the edge of town and offers easy access to lots of local amenities including, shops, schools, coffee shops and the always popular Rushden Lakes development. The home has been wonderfully maintained by the current owners and boasts ample living accommodation set over two floors and comprising in brief; entrance hallway, bay fronted lounge, open plan kitchen diner at the rear of the property, a converted garage with is being used as a family room, utility room and WC downstairs. The first floor offers a large master bedroom with built in wardrobes and a en-suite shower room, there are three further double bedrooms and a four piece family bathroom. The home also benefits from gas central heating and double glazing throughout. Externally there is a landscaped private rear garden with two large patio seating areas, to the front of the home is a small front garden and a private driveway. An internal viewing is highly recommended to fully appreciate everything this amazing home has to offer. EPC Rating B, Council Tax Band E

£425,000

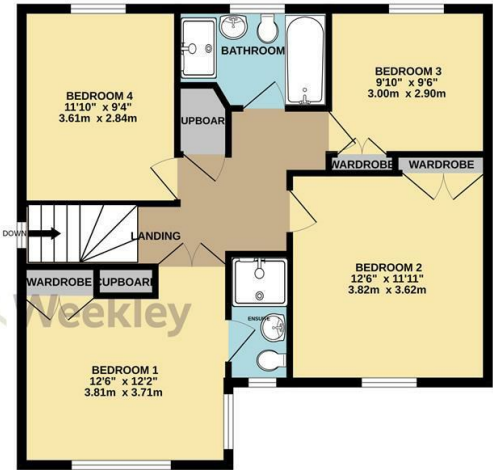


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GROUND FLOOR
743 sq.ft. (69.0 sq.m.) approx.



1ST FLOOR
687 sq.ft. (63.8 sq.m.) approx.



TOTAL FLOOR AREA : 1429 sq.ft. (132.8 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 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 62025



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	83	
(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	



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