



34 Betjeman Close

Higham Ferrers, Northants NN10 8NR



Simpson & Weekley

*****LARGE CORNER PLOT*** ***DETACHED DOUBLE GARAGE***** Simpson and Weekley are delighted to offer to the market this amazing four bedroom detached family home. Ideally located on the edge of the highly sought after Northamptonshire historical market town of Higham Ferrers. The home offers easy access to a wealth of local amenities including shops, schools, parks and the always popular Rushden Lakes development. The home boasts ample living accommodation set over two floors and comprising in brief; entrance hallway, lounge, dining room, conservatory, study, kitchen, utility room and WC downstairs. The first floor boasts a large master bedroom with built in wardrobes and modern re-fitted en-suite shower room. There are three further bedrooms and a modern family bathroom. The home also benefits gas central heating and double glazing throughout. Externally there is a large private driveway which offers parking for several cars, a detached double garage to the side of the home and a large landscaped private rear garden. An internal viewing is highly recommended to fully appreciate everything this amazing home has to offer. Council Tax Band E, EPC Rating C

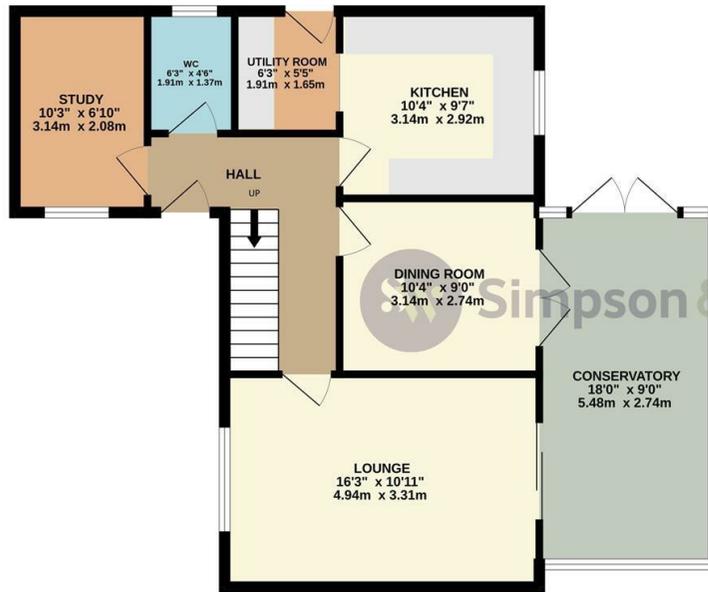


£475,000

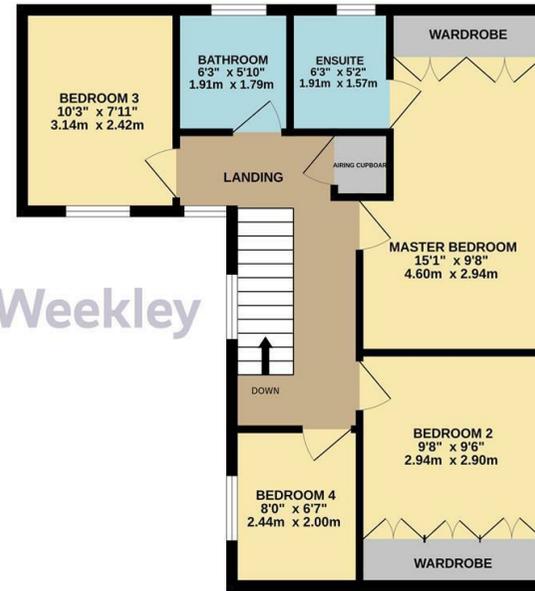
 4  3  4



GROUND FLOOR
750 sq.ft. (69.7 sq.m.) approx.



1ST FLOOR
589 sq.ft. (54.7 sq.m.) approx.



TOTAL FLOOR AREA : 1339 sq.ft. (124.4 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) A		
(81-91) B		83
(69-80) C	71	
(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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