



48 Patenall Way
Higham Ferrers, Northants NN10 8PL



Simpson & Weekley



Nestled in the picturesque market town of Higham Ferrers, this four bedroom executive detached house is a testament to luxury living. Tucked away at the end of a quiet cul-de-sac, this stunning property offers the ultimate blend of modern sophistication and tranquillity. As you approach the property, you are greeted by its impressive facade, the only one on the development boasting a triple garage. Upon entering, the interior leaves a lasting impression with its immaculate presentation and contemporary design. The open plan kitchen breakfast family room serves as the heart of the home, with French doors opening out onto the landscaped rear garden, creating a seamless indoor-outdoor living experience. In addition to the kitchen, this property boasts three separate reception rooms that offer versatile spaces for relaxation, work or entertainment. The galleried landing provides access to a four piece family bathroom and four double bedrooms with a four piece en-suite bathroom to the master bedroom. Outside, the rear garden is a true oasis, featuring a 'floating' decking area that overlooks a serene carp pond. The triple garage has been fully remodelled and transformed into a gym space, offering a perfect retreat for fitness enthusiasts. The property also benefits from solar panels which you get an index linked income each year, parking for several cars, ensuring convenience for residents and guests alike.



4



3



4

Offers In Excess Of £500,000



Located in this historical market town, residents can enjoy the best of both worlds with countryside walks just a short distance away, while also being within easy reach of the vibrant High Street of independent retailers, schools, and the popular Rushden Lakes retail and leisure complex. For commuters, Wellingborough Station is less than 6 miles away, offering direct train services to London St Pancras in under an hour, making this property an ideal choice for those seeking a peaceful retreat with excellent transport links.



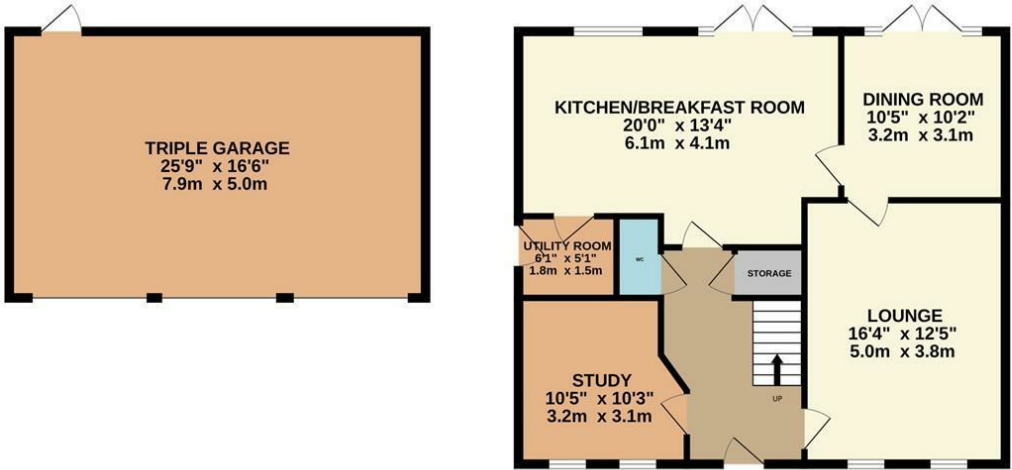
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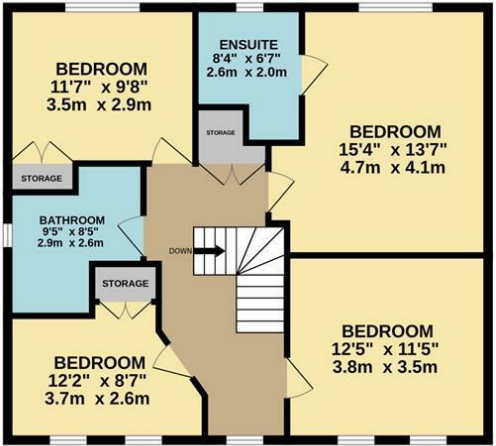
* Executive Detached Residence * Four Double Bedrooms * Four Piece Bathroom and En-Suite * Three Reception Rooms * Open Plan Kitchen/Breakfast/Family Room * Solar Panels * Tripple Garage Currently Used as a Gym * Cul-De-Sac Setting * Very Well Maintained Throughout * Market Town Location * Tax Band: F. EPC Rating: tbc



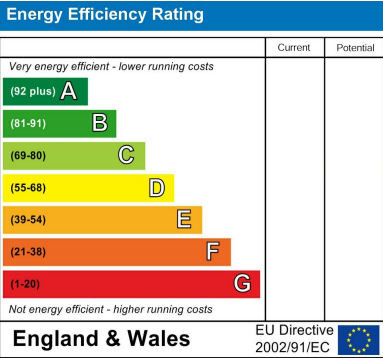
GROUND FLOOR



1ST FLOOR



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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