



48 Patenall Way
Higham Ferrers, Northants NN10 8PL



Simpson & Weekley



Situated adjacent to miles of idyllic countryside is this four double bedroom executive detached home, nestled right at the end of the highly regarded Patenall Way in Higham Ferrers. Notably featuring a large triple garage and owned solar panels which offer an index linked income each year - this superb property is not one to be missed.

Interiorly, the property provides over 1,650 sq. ft of well-appointed living accommodation set over two floors, comprising three large reception rooms, a high-quality open-plan kitchen/dining room, utility room, and cloakroom/WC on the ground floor. The first floor boasts a galleried landing with four double bedrooms, together with a four-piece ensuite to the master and a separate family bathroom. Outside, you will find ample off-road parking for three cars in addition to a large triple garage, which has been remodelled to provide space for an at-home gym, and to the rear is a serene private garden, which is mostly laid-to-lawn with a 'floating' decking area and patio – providing plenty of space for outdoor furniture.

The property itself is situated within walking distance to local schools and the market town centre, where you will find a range of all the amenities you could expect. There is also a variety of beautiful countryside walks and cycle paths nearby, providing access routes to an assortment of popular destinations such as Rushden Lakes Shopping Centre and Stanwick Lakes Nature Reserve. For commuters both the A6 and A45 are easily accessible. EPC Rating B, Council Tax Band F

 4  3  4

Offers In Excess Of £475,000



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.



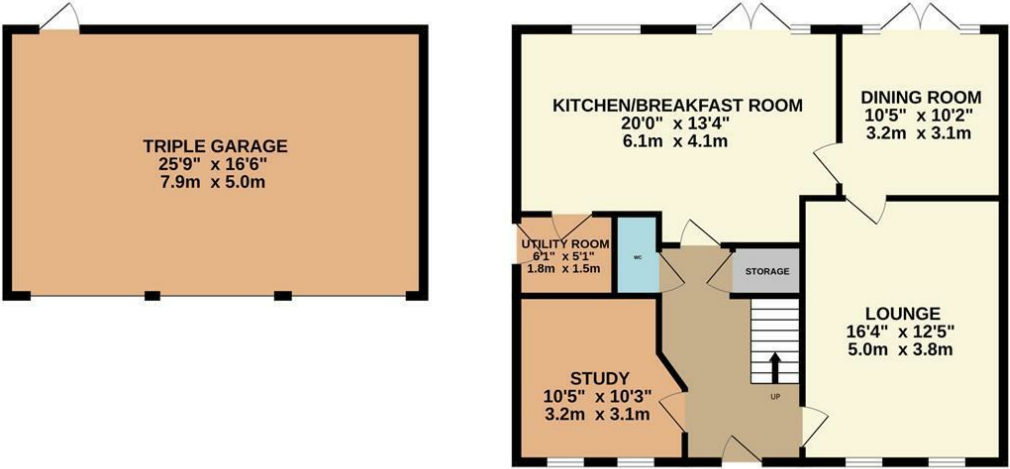
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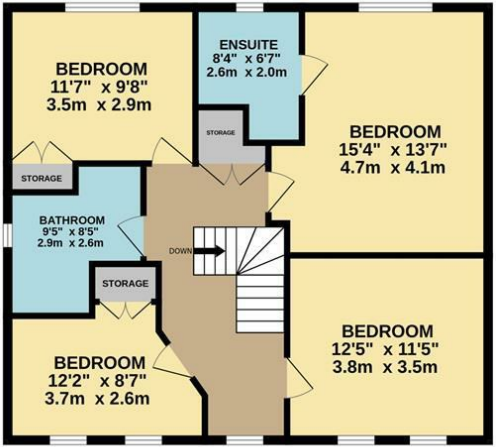
* Executive Detached Residence * Four Double Bedrooms * Four Piece Bathroom and En-Suite * Three Reception Rooms * Open Plan Kitchen/Breakfast/Family Room * Solar Panels * Tripple Garage Currently Used as a Gym * Cul-De-Sac Setting * Very Well Maintained Throughout * Market Town Location * Tax Band: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



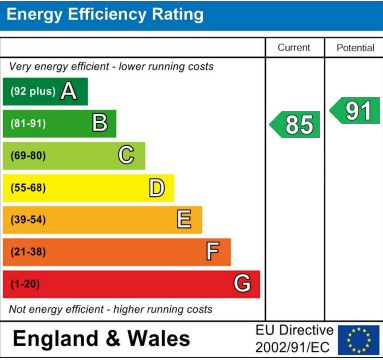
GROUND FLOOR



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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