



5 Eliot Way
Higham Ferrers, NN10 8PD



Simpson & Weekley

NO CHAIN! Set on a modern development in the sought after market town of Higham Ferrers is this five bedroom, detached family home with accommodation set over three floors providing generous sized bedrooms and three bath/shower rooms. The property boasts separate reception rooms in addition to a kitchen/breakfast room, a double garage with electric roller door and there is the convenience of a utility room and cloakroom to the ground floor. This ideal family home comes with a rear garden securely enclosed by brick wall and panel fencing, there is a nearby pocket park and popular schooling within walking distance, as is the highly regarded Rushden Lakes and Higham's High Street and the market square. The accommodation in brief comprises entrance hall, living room, dining room, kitchen/breakfast room, utility room and cloakroom to the ground floor. To the first floor there are three bedrooms with an en-suite to the master bedroom and a bathroom and to the second floor there are two further double bedrooms with a Jack'n'Jill en-suite. Externally there is an enclosed rear garden and a front garden with driveway leading to a double garage. EPC Rating C, Council Tax Band F

£499,950



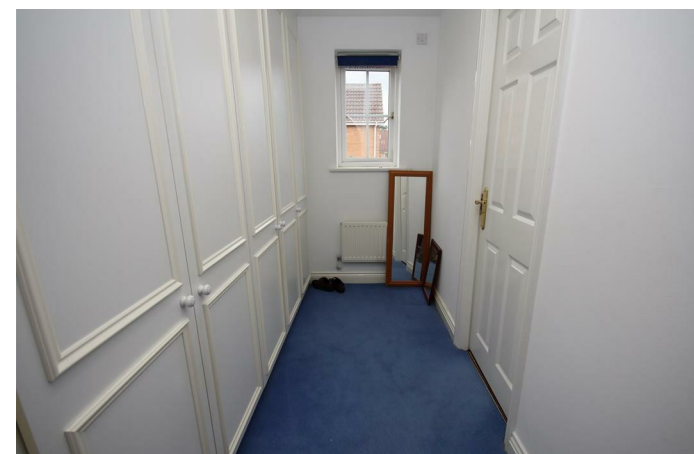
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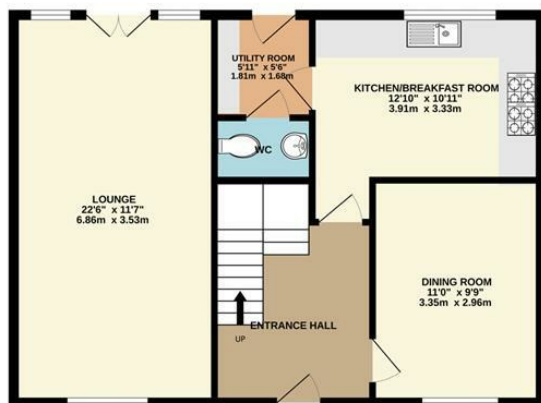
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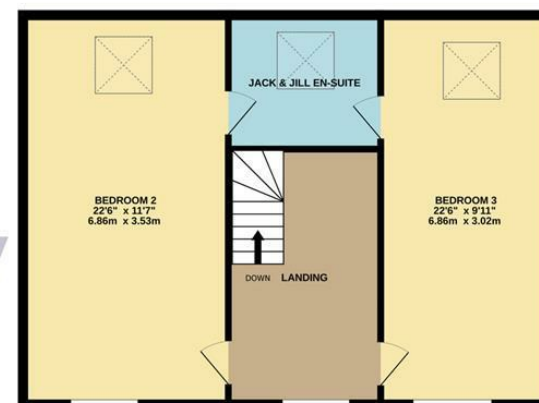
GROUND FLOOR



1ST FLOOR



2ND 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	79
(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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01933 418917

rushden@simpsonandweekley.co.uk

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30 High Street, Rushden, Northants, NN10 0PW