



17 Eliot Way
Higham Ferrers, NN10 8PD



Simpson & Weekley

Simpson and Weekley are delighted to offer to the market this executive four-bedroom detached family home, nestled in a quiet position just off the sought-after Eliot Way in Higham Ferrers.

Approaching the property from the front, you will find a private driveway for four cars, in addition to a large double garage. You are welcomed into the property by a lovely bright entrance hall with quality wood flooring, with an open-plan living/dining room to the right with a feature fireplace and log burner. To the rear of the property is a high-quality fitted kitchen, separate utility room, and a conservatory. There is also a further reception room currently being used as a snug, and a cloakroom/WC on the ground floor. On the first floor you will find four bedrooms, together with a re-fitted ensuite shower room and a family bathroom. To the rear is a sizeable garden, which is fully fence-enclosed and very private - mostly laid-to-lawn with a patio area to the immediate rear of the property.

The property itself is tucked away in an excellent location, whilst also being within easy walking distance to the town centre and its' amenities. 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 D, Council Tax Band E.

£480,000



4



2



3



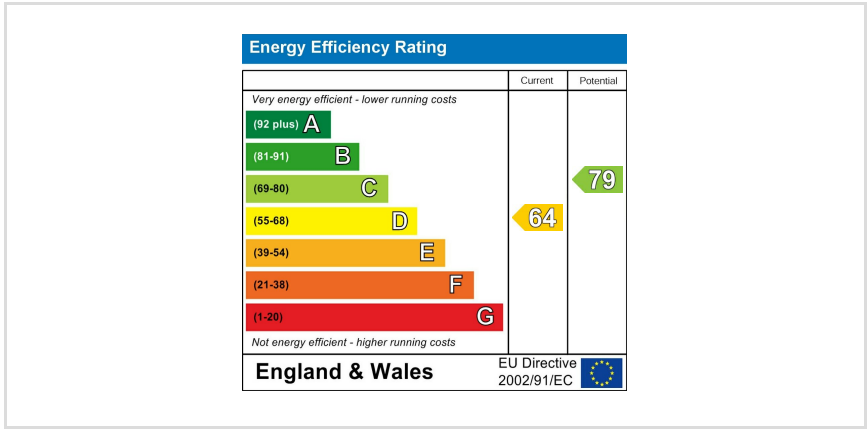
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TOTAL FLOOR AREA: 1667 sq.ft. (154.9 sq.m.) approx.

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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