



5 Windermere Drive
Higham Ferrers, NN10 8NN



Simpson & Weekley

'Move in and relax'. Situated on a tree aligned street in a popular development in the market town of Higham Ferrers sits this beautifully presented, double bay fronted, detached family home. Boasting two en-suites, separate reception rooms, a refitted kitchen/breakfast room and meticulously well maintained rear garden, this four bedroom residence cannot fail to impress. The accommodation in brief comprises entrance hall, refitted cloakroom, living room running all the way from the front to the rear of the property with a multi-fuel burner, dinning room accessed from the hallway via double doors, refitted kitchen/breakfast room and utility room to the ground floor. To the first floor there are four bedrooms with an en-suite to both the master and guest bedrooms and a family bathroom. Externally the front garden sets itself back from the street with wrought iron fencing and comes with a driveway to the side of the property providing off road parking and access to a single garage whilst the enclosed rear garden begins with a split level decking area perfect for entertaining and bbq's which leads to a lawn with bordering trees and plants and a side door to the garage. A property that simply has to be viewed to fully appreciate what is on offer. EPC Rating D, Council Tax Band E

£415,000



4



3

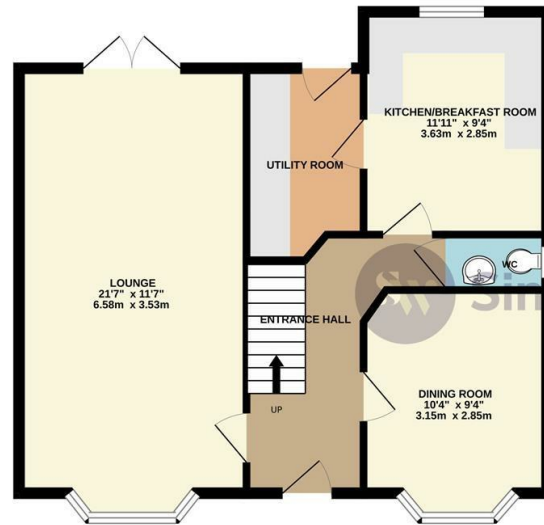


2

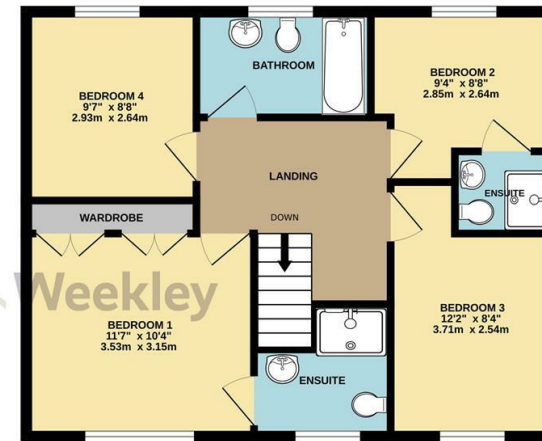


Simpson & Weekley

GROUND FLOOR
620 sq.ft. (57.6 sq.m.) approx.

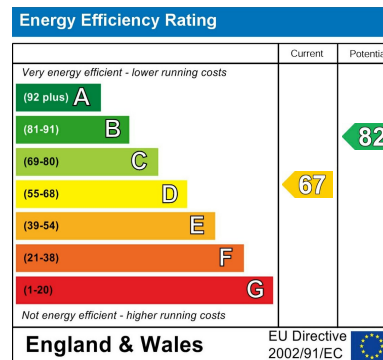


1ST FLOOR
581 sq.ft. (53.9 sq.m.) approx.



TOTAL FLOOR AREA : 1201 sq.ft. (111.6 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.
Made with Metropix ©2024



When you buy with Simpson and Weekley, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the way, from help choosing the right mortgage and insurance through to finding your conveyancer. And if you need help selling your home too, **with over 20 years of local experience, you can trust us to get you moving**.



**Simpson
& Weekley**

Making Every
Journey Personal



01933 418917

rushden@simpsonandweekley.co.uk

<https://www.simpsonandweekley.co.uk/>

30 High Street, Rushden, Northants, NN10 0PW