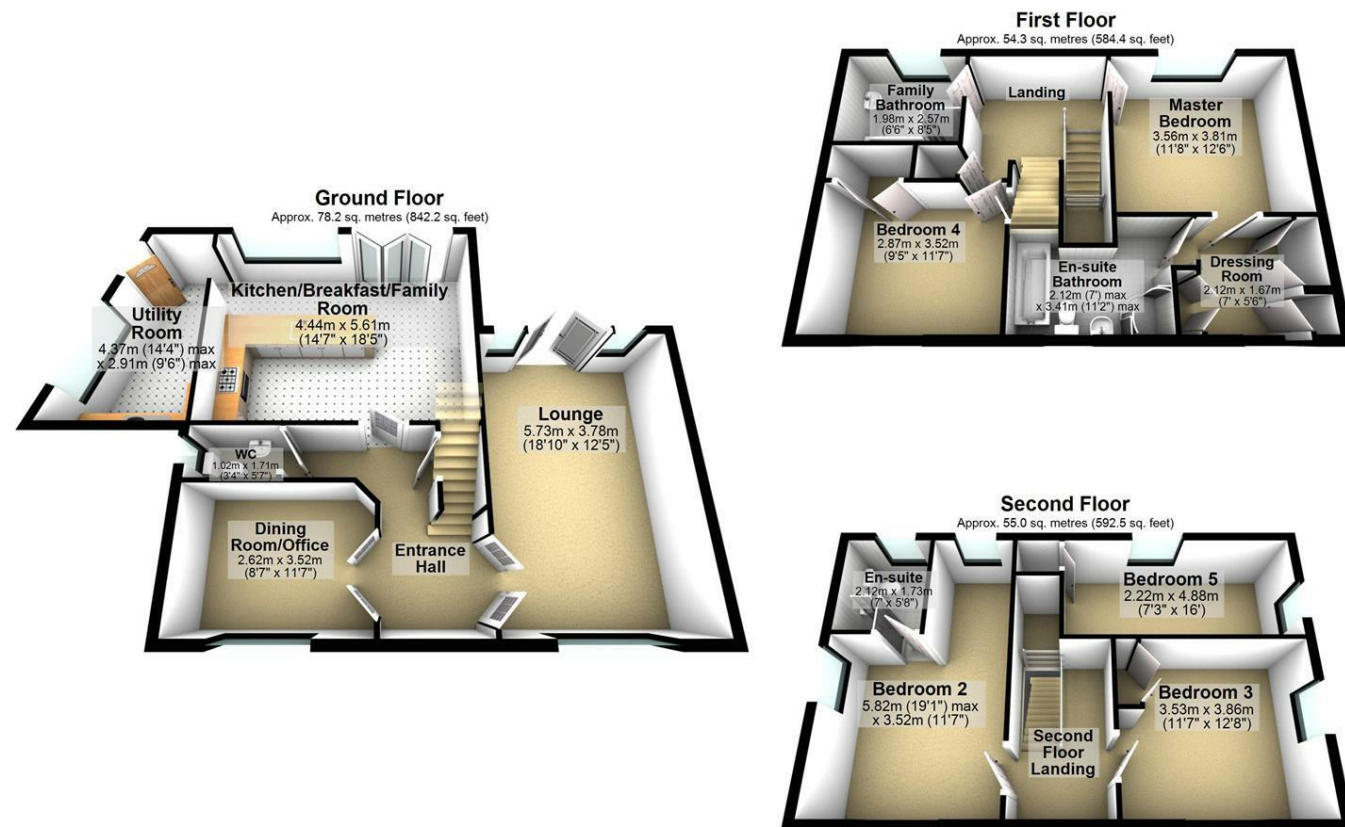




Total area: approx. 187.6 sq. metres (2019.1 sq. feet)



35 Coniston Close, Higham Ferrers, NN10 8NL

Offers Over £499,995

EXTENDED 5 BEDROOM FAMILY HOME WITH DOUBLE GARAGE & GENEROUS PLOT !

This beautiful 5 bedroom detached property is located on an exclusive development within Higham Ferrers which consists of only 4 & 5 bedroom executive homes. The development also has a public footpath which leads along the River Nene to Stanwick Lakes and Rushden Lakes. This stunning home is presented in excellent condition throughout and features master bedroom with en-suite bathroom and dressing room, en-suite to bedroom 2, utility room, additional reception room, landscaped rear garden and a double garage.

Upon entering the property you are greeted with a spacious entrance hall which has double doors to the lounge and dining room/study and features a cloakroom/WC. Being dual aspect the lounge floods with natural light, and patio doors open out onto the rear garden. To the rear of the property is the heart of the home - the Kitchen/breakfast/family room. At nearly 19" in length and 15" wide, this is an excellent space for entertaining. With Corian worktops and built in appliances, this kitchen has been carefully thought out and features a wrap around extension which forms part of the kitchen, and the large utility room. To conclude this fabulous room, are the bi-folding doors opening out onto the rear garden - perfect for those warm summery days!

Moving up to the first floor, there are two bedrooms, one of which is the master and features an En-suite bathroom and a superb dressing room. Additionally there is a family bathroom, and another double bedroom located on the first floor. On the second floor, you will find THREE more bedrooms, one featuring another En-suite shower room. All bedrooms are excellent sizes!

Externally the garden has been extensively improved by the current owners, and features a brilliant patio fitted with Porcelain slabs. The rest of the garden is laid to lawn and features an array of shrubs. The double garage and large driveway is another excellent addition to this home.



Entrance Hall

WC

Dining Room/Office
8'7" x 11'6"

Lounge
18'9" x 12'4"

Kitchen/Breakfast/Family Room
14'6" x 18'4"

Utility Room
14'4" max x 9'6" max

Master Bedroom
11'8" x 12'5"

Dressing Room
6'11" x 5'5"

En-Suite Bathroom
6'11" max x 11'2" max

Family Bathroom
6'5" x 8'5"

Bedroom 4
9'4" x 11'6"

Bedroom 2
19'1" max x 11'6"

Bedroom 3
11'6" x 12'7"

Bedroom 5
7'3" x 16'0"

En-Suite Shower Room
6'11" x 5'8"

Tenure: Freehold
Council Tax Band:

Viewing strictly by
appointment with
Hawksbys on 01933
724444

Agents Note: Hawksbys have not tested any apparatus, equipment, fitting or services and so cannot verify they are in working order. The Buyer is advised to obtain verification from their Solicitor or Surveyor.
Internal Photographs: If photographs are included showing the interior of a property, these are to show the layout, and purchasers should check to confirm whether any appliances are included in the purchase price.
Offer Procedure: To make an offer you will need to make a appointment with our Financial Advisor to be able to process your offer in the best possible light.
Floor Plans: The plans included in these details are provided for guidance purposes only to show the general layout of the property, they are in some instances NOT to scale.

Buying a house can be complex and stressful. We try very hard to make the transaction as smooth and as trouble free as possible for buyers by guiding them through the process at every stage, including helping them with their mortgage arrangements.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR ANY OTHER LOANS SECURED ON IT.
Life Assurance usually required.

AGENTS NOTE: THE ICON ON THE MAP REPRESENTING THE PROPERTY DOES NOT SHOW IT'S EXACT POSTITION IN RELATION TO THE ROAD OR CUL-DE-SAC.

Some of the photographs are taken with an extreme wide lens, as as 18mm, and in some circumstances make the rooms look larger than they are!

