



22 Chapel Hill

Higham Ferrers, Northamptonshire NN10 8NA



Simpson & Weekley

Simpson and Weekley are delighted to offer to the market this modern, three-bedroom detached home, situated in a well-regarded location in the idyllic market town of Higham Ferrers.

The accommodation is arranged over two floors and comprises an inviting entrance porch, spacious living room, inner hallway with cloakroom/WC, and a stylish kitchen/dining room overlooking the rear garden. To the first floor are three well-proportioned bedrooms, all benefitting from fitted wardrobes, together with a re-fitted ensuite shower room to the master bedroom and a separate modern family bathroom.

Externally, the property offers a single garage and private driveway providing off-road parking for two vehicles. To the rear is a beautifully maintained wall-enclosed garden, predominantly laid to lawn with a generous patio area, ideal for outdoor dining and entertaining.

Located in the sought-after market town of Higham Ferrers, the property benefits from a wide range of local amenities and well-regarded schools for all ages. The nearby Rushden Lakes Shopping and Leisure Centre offers an extensive selection of shops, restaurants, and leisure facilities, along with access to scenic countryside walks and cycle routes. Excellent transport links are provided via the A6 and A45, making this an ideal choice for commuters.

£319,950



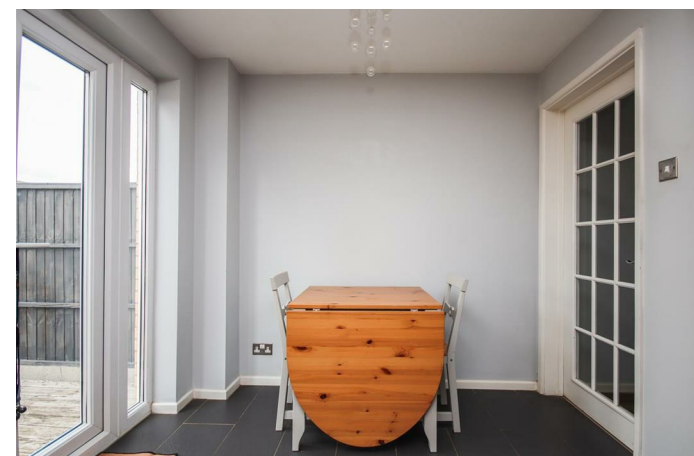
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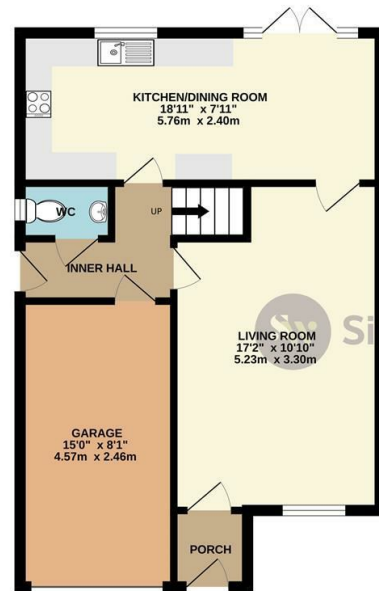
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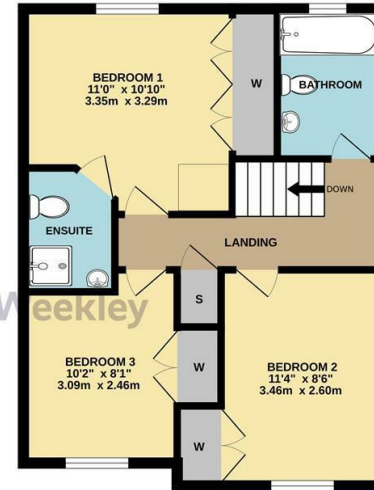
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GROUND FLOOR
522 sq.ft. (48.5 sq.m.) approx.



1ST FLOOR
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA: 986 sq.ft. (91.6 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 at the discretion of 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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01933 418917

rushden@simpsonandweekley.co.uk

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

30 High Street, Rushden, Northants, NN10 0PW