



Connells

Shelley Drive
Higham Ferrers RUSHDEN

Shelley Drive Higham Ferrers RUSHDEN NN10 8DF

for sale offers over
£400,000



Property Description

Situated on the ever popular Shelley Drive in the Market Town of Higham Ferrers is this Four bedroom detached home benefiting from recently refitted kitchen and modern shower rooms. In addition the property boasts two reception rooms, utility room, garage and driveway as well as well maintained gardens!

Entrance Hall

Double glazed door and window to front elevation. Storage cupboard and radiator.

Cloakroom

Double glazed window to front elevation. Shower, low level wc and wash hand basin with full tiling and ladder style radiator.

Lounge

15' x 11' 11" (4.57m x 3.63m)

Double glazed window to front elevation. Wood burner and radiator.

Dining Room

18' 10" x 11' (5.74m x 3.35m)

Double glazed patio doors to side elevation and double glazed windows to rear and side elevations.

Kitchen

18' 7" x 11' 5" (5.66m x 3.48m)

Double glazed window to rear elevation. Fitted with a range of units with work surfaces over and 1.5 bowl stainless steel sink drainer with tiling to water sensitive areas. Space for range style cooker with cooker hood over. Radiator.

Utility Room

8' 11" x 5' 9" (2.72m x 1.75m)

Double glazed door and window to rear elevation. Fitted with a range of wall and base units. Radiator.



First Floor Landing

Loft Access.

Bedroom One

11' 11" x 9' 1" (3.63m x 2.77m)

Double glazed window to front elevation and radiator.

Bedroom Two

11' 5" x 8' 10" (3.48m x 2.69m)

Double glazed window to rear elevation, cupboard housing boiler and radiator.

Bedroom Three

9' 5" x 8' 10" (2.87m x 2.69m)

Double glazed window to rear elevation and radiator.

Bedroom Four

8' 10" x 8' 6" (2.69m x 2.59m)

Double glazed window to front elevation and radiator.

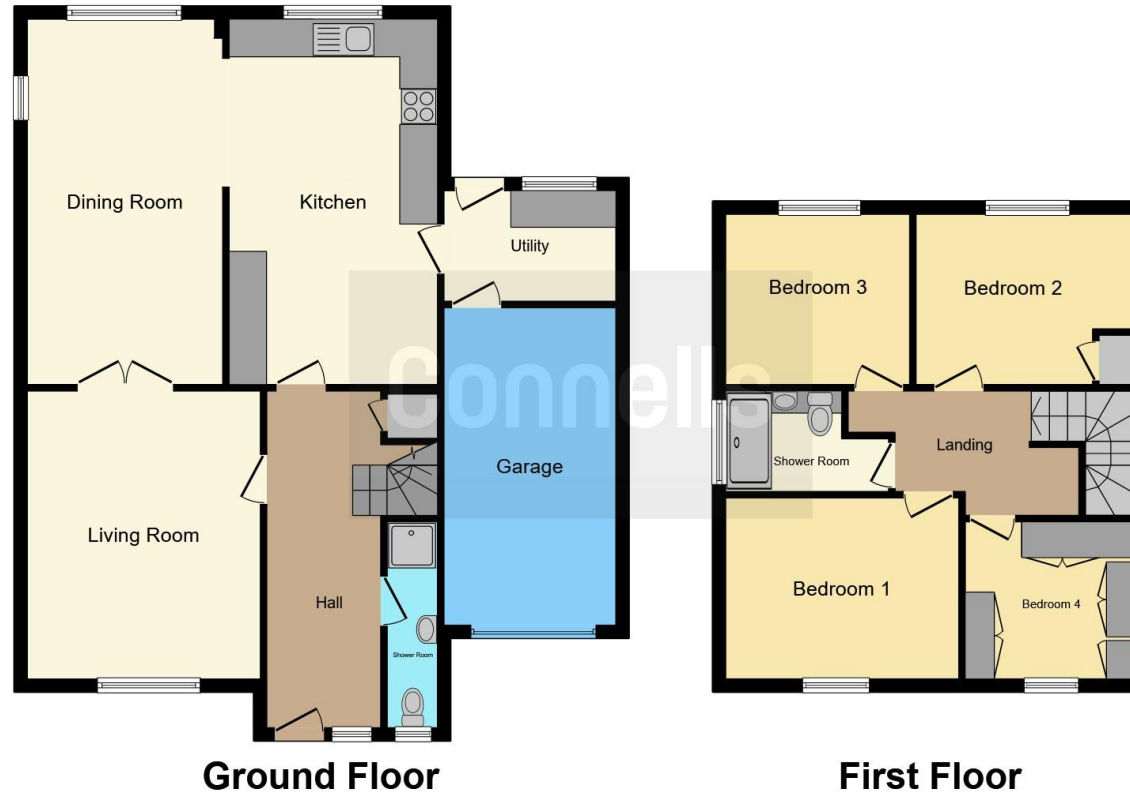
Shower Room

Double glazed window to side elevation. Double shower, low level wc and wash hand basin with full tiling and ladder style radiator.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01933 312 363
E rushden@connells.co.uk

66 High Street
 RUSHDEN NN10 0PJ

EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/RDN405965



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: RDN405965 - 0007