



4 Villa Rise

Higham Ferrers, NN10 8NU



Simpson & Weekley

Situated in the sought after market town of Higham Ferrers is this modern yet established, four bedroom detached family home. Attractively situated with no houses directly opposite, the property boasts separate reception rooms in addition to an open plan kitchen/breakfast room, there are four well proportioned bedrooms with an en-suite to the master bedroom and a modern family bathroom, ground floor cloakroom and utility complete the internal accommodation. Externally there is a front garden with off road parking leading to a garage and an enclosed rear garden mainly laid to lawn with a paved patio. With parks, country walks, schools and shops all within walking distance, this property is the perfect family home for anyone looking for convenience. The A45 and A6 are also easily accessible providing routes towards Wellingborough and Bedford where direct trains from their respective stations can see you arrive in London St Pancras within an hours journey.

EPC Rating, C, Council Tax Band D

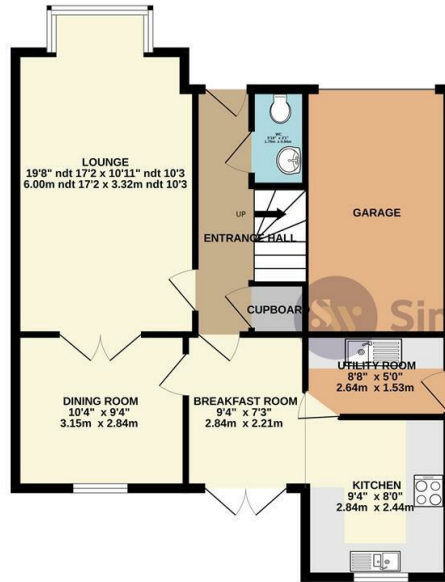


£380,000

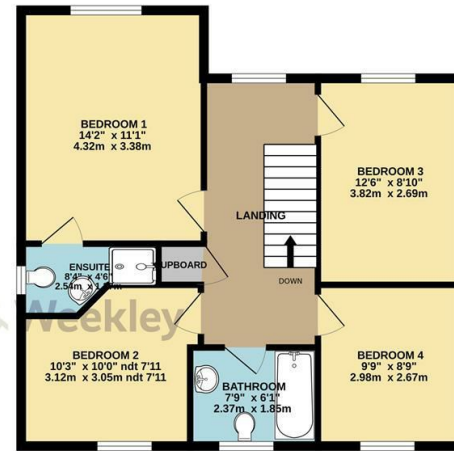
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GROUND FLOOR
721 sq.ft. (67.0 sq.m.) approx.



1ST FLOOR
645 sq.ft. (59.9 sq.m.) approx.



TOTAL FLOOR AREA: 1365 sq.ft. (126.8 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 62025.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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