



Connells

Patenall Way
Higham Ferrers Rushden



Property Description

Situated in a sought-after residential location, this well-presented four-bedroom detached family home offers spacious and versatile accommodation throughout, ideal for modern family living.

The ground floor comprises a welcoming entrance hall, a generous living room, a contemporary kitchen/dining area perfect for entertaining, and a convenient downstairs cloakroom. Upstairs, the property benefits from four good-sized bedrooms, including a superb principal bedroom with the added luxury of an en-suite shower room, alongside a family bathroom.

Externally, the home enjoys a private rear garden, providing an excellent space for outdoor relaxation and family enjoyment. To the front, there is a single driveway leading to a single garage, offering off-road parking and additional storage.

Conveniently located close to local amenities, schools, and transport links, this attractive detached home presents an excellent opportunity for families seeking space, comfort, and a desirable Higham Ferrers address.



Entrance Hall

Double glazed door to front elevation.

Cloakroom

Low level wc and wash hand basin with tiling to water sensitive areas and radiator.

Lounge

Double glazed box bay window to front elevation and double glazed window to side elevation. Radiator.

Kitchen Diner

Double glazed French doors and windows to rear elevation. Fitted kitchen with a range of wall and base units with work surfaces over, sink drainer and tiling to water sensitive areas. Electric oven and gas hob.

First Floor Landing

Double glazed window to side elevation.

Bedroom One

Double glazed window to front elevation and radiator.

En-Suite

Double glazed window to front elevation. Shower, low level wc and wash hand basin with tiling to water sensitive areas and radiator.

Bedroom Two

Double glazed window to rear elevation and radiator.

Bedroom Three

Double glazed window to rear elevation and radiator.

Bedroom Four

Double glazed window to front elevation and radiator.

Bathroom

Double glazed window to rear elevation. Bath, shower cubicle, low level wc and wash hand basin with tiling to water sensitive areas and radiator.

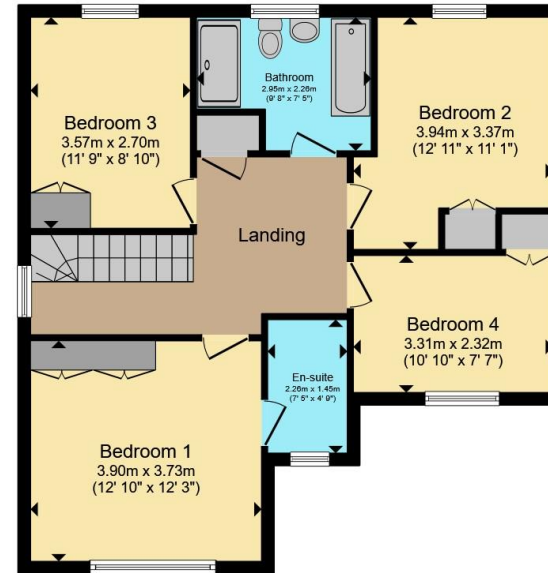








Ground Floor



First Floor

Total floor area 142.3 m² (1,531 sq.ft.) approx

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.propertybox.io

Connells

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66 High Street
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EPC Rating: C Council Tax
Band: F

Tenure: Freehold

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