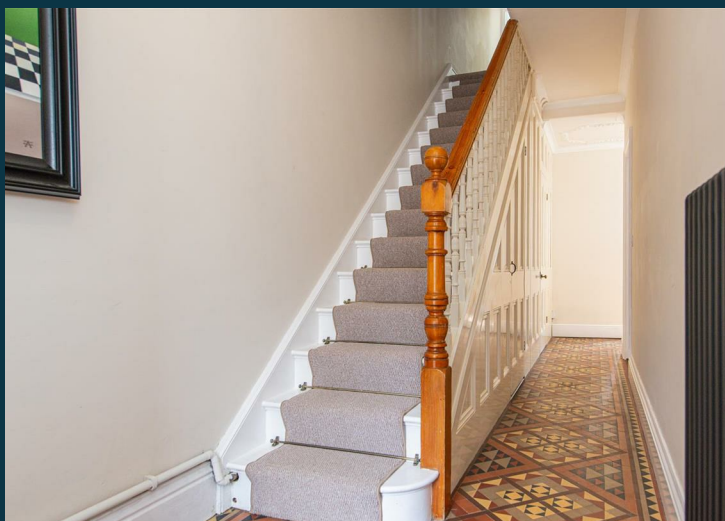


8 Grove Street
Higham Ferrers
NN10 8HX

Offers in excess of £375,000



OSCAR JAMES

...expect excellence



WHAT'S GREAT?

A truly exceptional period home that has undergone a complete transformation, this stunning property seamlessly combines timeless character with high-quality contemporary design. Thoughtfully renovated from top to bottom, it has an impressive amount of living space and is offered with no upper chain.

From the moment you arrive, the attention to detail is evident. The refreshed frontage creates an inviting first impression, while the entrance hall showcases beautiful original Victorian tiled flooring, immediately highlighting the property's character & charm.

The generous lounge/diner is a superb living and entertaining space, enhanced by newly installed French doors, two striking feature fireplaces with bespoke hearths & soaring high ceilings that flood the room with natural light and create a wonderful sense of space.

To the rear of the property, the home has been extended and reconfigured to create an outstanding

open-plan kitchen, dining & family room. Finished to an exceptional standard, this bespoke kitchen features a vaulted ceiling with Velux windows, bifold doors opening onto the garden, a stylish peninsula breakfast bar, integrated appliances, a smart downdraft extractor & a spacious built-in larder cupboard. This truly is the heart of the home & offers an impressive space for modern family living.

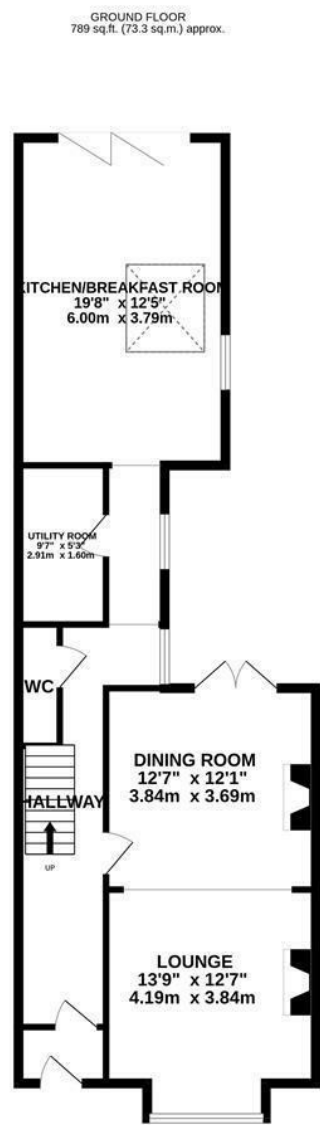
A newly built utility room provides a practical addition, while the ground floor is completed by a cloakroom & an abundance of original storage cupboards. The property also benefits from a brand-new gas central heating system, adding further peace of mind.

Upstairs, the accommodation has been thoughtfully reconfigured to provide three generous bedrooms, a dedicated home office & a beautifully appointed family bathroom featuring a contemporary four-piece suite.

Outside, the landscaped rear garden has been designed with low-maintenance living in mind, incorporating artificial lawn & stylish patio areas to create an attractive & practical outdoor space.

...expect excellence

Floor Plan



TOTAL FLOOR AREA: 1351 sq.ft. (125.5 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.

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AT A GLANCE...



Extensive accommodation throughout



Beautifully bespoke & extended Kitchen



Three bedrooms & home office on the first floor



Brand new bathroom & cloakroom



Landscaped rear garden



Good road links to A6 & A45





SELLER'S SECRET

We have loved transforming this beautiful period home into a space that perfectly suits modern family life while retaining so many original character. The kitchen/family room has been designed to become the heart of the home.



Why we like it....

It's rare to find a renovation completed to this standard. We love how the original Victorian character has been carefully preserved while introducing a spectacular open-plan kitchen/family space that's perfect for modern living. The quality of finish throughout means this is a home ready to move straight into and enjoy.

To buy or not to buy....

OSCAR JAMES

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