



BYWATER HERRING

SALES & LETTINGS

- A TRADITION OF TRUST -



Heron Close, Higham Ferrers

Offers Over £400,000



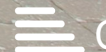
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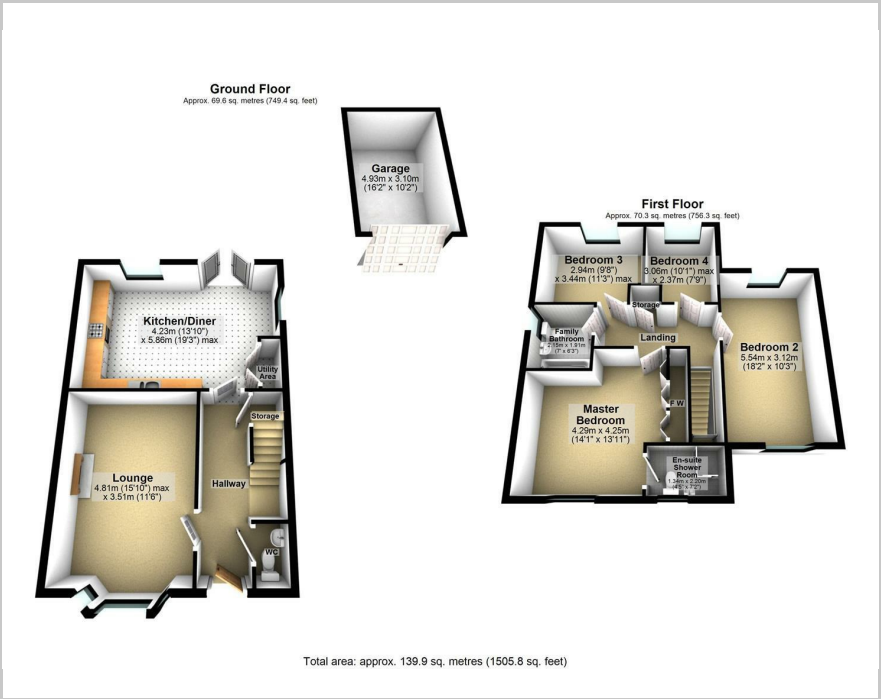


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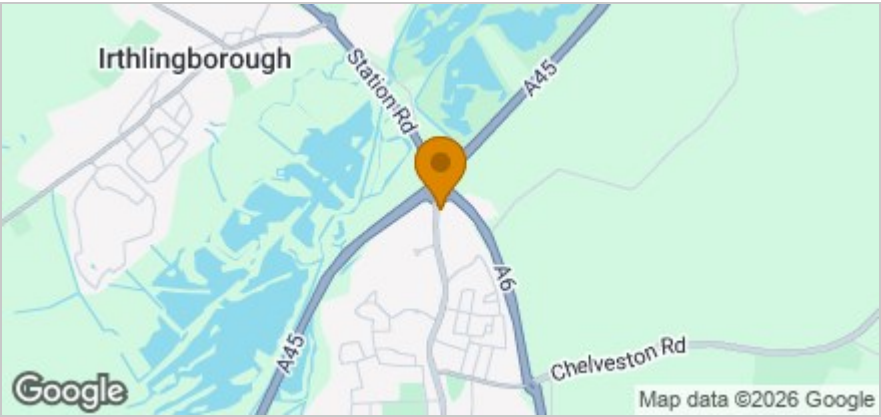


C

Floor Plan



Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Accommodation

- A 2016 David Wilson Homes detached on the edge of Higham Ferrers
- The large double bedroom above the carport is what transforms this into a proper family home
- Stylish and spacious kitchen-diner with French doors to the garden
- Main bedroom with fitted wardrobe and ensuite shower room
- All four bedrooms take a double bed comfortably
- Bay-fronted lounge at the front of the house with a real sense of light and space
- Carport leading to a detached single garage, plus parking for two or three cars on the drive
- Higham Ferrers monthly farmers' market, The Carriage House, The Green Dragon and a local bakery all within walking distance
- Stanwick Lakes and Rushden Lakes both around five minutes away by car
- Wellingborough station puts St Pancras under an hour away, with the A45 and A6 both just minutes from your door



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		86
(69-80) C	77	
(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	