



Total area: approx. 114.7 sq. metres (1234.3 sq. feet)



This plan is a guide only to represent the layout of the property and is not totally to scale. The bathroom fittings and kitchen units may vary in shape and size.

The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale.

Williams Way Higham Ferrers NN10 8AJ Freehold Price 'Offers in excess of' £400,000

Wellingborough Office
27 Sheep Street Wellingborough
Northants NN8 1BS
01933 224400

Irthlingborough Office
28 High Street Irthlingborough
Northants NN9 5TN
01933 651010

Rushden Office
74 High Street Rushden
Northants NN10 0PQ
01933 480480



Located in a small cul-de-sac just off Shelley Drive, this modern four bedroom detached home features a stunning refitted kitchen/breakfast room with Neff appliances and a landscaped southerly facing garden. The property also benefits from an ensuite shower room, garage and side by side parking for three cars, all within walking distance of Higham Ferrers market square and Rushden Lakes. Further benefits include uPVC double glazing and gas radiator central heating. The accommodation briefly comprises entrance hall, cloakroom, lounge, dining room, kitchen, breakfast room, four bedrooms, ensuite shower room, bathroom, gardens to front and rear, garage and driveway.

Enter via front door to:

Entrance Hall

Radiator, window to front aspect, stairs rising to first floor landing, under stairs storage cupboard, doors to:

Cloakroom

Comprising low flush W.C., wall mounted wash hand basin, tiled splash backs, radiator.

Lounge

14' 11" x 12' 10" (4.55m x 3.91m)

Window to front aspect, two radiators, through to:

Dining Room

10' 5" x 10' 3" (3.18m x 3.12m)

Sliding patio doors to rear aspect, radiator.

Kitchen

10' 5" x 9' 6" (3.18m x 2.9m) (This measurement includes area occupied by kitchen units)

Refitted to comprise single drainer sink unit with cupboard under, a range of eye level and base units providing work surfaces, stainless steel 'Neff' oven, 'Neff' combined microwave/oven, 'Neff' induction hob and extractor hood, built-in fridge, built-in fridge/freezer, built-in dishwasher, spotlights, radiator, window to rear aspect, through to:

Breakfast Room

12' 0" x 8' 6" (3.66m x 2.59m)

Comprising a range of base units providing work surfaces, concealed built-in washing machine, wall mounted gas boiler serving domestic central heating and hot water systems, spotlights, window to rear aspect, door to side aspect, personnel door to garage.

First Floor Landing

Loft access, airing cupboard housing hot water cylinder, radiator, doors to:

Master Bedroom

11' 2" x 10' 6" (3.4m x 3.2m)

Window to rear aspect, radiator, built-in double wardrobe, door to:

Ensuite Shower Room

Comprising low flush W.C., pedestal wash hand basin, shower cubicle, tiled splash backs, window to rear aspect, radiator.

Bedroom Two

12' 0" x 9' 6" (3.66m x 2.9m)

Window to front aspect, radiator, built-in wardrobe.

Bedroom Three

17' 2" x 7' 9" (5.23m x 2.36m)

Windows to front and side aspects, two radiators.

Bedroom Four

9' 5" x 7' 2" min (2.87m x 2.18m)

Window to front aspect, radiator, built-in cupboard.

Family Bathroom

Comprising low flush W.C., pedestal wash hand basin, panelled bath with shower over, tiled splash backs, window to side aspect, radiator.

Outside

Front - Lawn with border stocked with bushes, driveway providing off road parking for three vehicles.

Garage - Up and over door, power and light connected.

Rear - Landscaped comprising extensive patio, steps down to artificial lawn, wooden shed, outside tap, enclosed by wooden fencing with gated side pedestrian access. Enjoys a high degree of privacy and a southerly facing aspect.

Energy Performance Rating

This property has an energy rating of D. The full Energy Performance Certificate is available upon request.

Council Tax

We understand the council tax is band D (£2,492 per annum. Charges for 2026/27).

Agents Note

Please be aware that some photographs used in our particulars are obtained using a wide-angle lens.

Conveyancing

We are able to offer a free quotation for your conveyancing from a panel of local solicitors or licensed conveyancers.

Offers

For offers to be submitted in the best light, the majority of vendors require us to confirm buyers have been financially qualified. We will require a Mortgage Certificate or Agreement In Principle (A.I.P.) and proof of deposit or cash. This information will be treated confidentially and will not be seen by any other party. We are obliged by law to pass on all offers to the vendors until contracts have been exchanged.

Money Laundering Regulations 2017 & Proceeds of Crime Act 2002

In order to comply with the above Regulations, an intending purchaser will be required to provide official I.D; proof of address, evidence of funding and source of deposit clearly showing the name of the account holder. If funds are being provided by a third party i.e. family, we will require the same from them too. We will verify clients identity electronically from the details provided. The information will be checked against various databases. This is not a credit check of any kind and does not affect credit history. We will retain a record on file.

General Data Protection Regulations 2018

Should you view or offer on this property, we will require certain pieces of personal information in order to provide a professional service to you and our client.

The personal information provided by you may be shared with the seller, but it will not be shared with any other third parties without your consent.

More information on how we hold and process your data is available on our website - www.richardjames.net

Mortgages

We are able to offer our clients mortgage advice through our association with an independent mortgage advisor. Written quotations are available on request. A life policy may be required.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

