

# CHARLES ORLEBAR

Estate Agents & Auctioneers



75 Wharf Road, Higham Ferrers, NN10 8BQ

Offers In Excess Of £550,000









# 75 Wharf Road

## Higham Ferrers, NN10 8BQ

- 4 Bedroom main house and 2 further bedrooms in additional detached accommodation
- Offroad parking to front and back plus garage to main house
- Close to countryside walks
- Versatile property, ideal for multi generational living, business from home or avid entertainers
- Family bathroom, ensuite, shower room and w/c
- Large private gardens
- Walking distance to local amenities and schools
- Desirable location

Situated on the charming Wharf Road in Higham Ferrers, this impressive detached house offers a remarkable living experience across a generous 2,480 square feet. With six well-appointed bedrooms and three bathrooms, this property is perfect for families of all sizes, providing ample space for both relaxation and entertainment.

The main house features four bedrooms and two bathrooms, while there is further detached accommodation adding versatility to the home, making it an ideal choice for multi-generational living, as an air bnb, business from home or even large guest suite for relatives and friends when entertaining. The property boasts three spacious reception rooms, allowing for a variety of uses, whether it be a formal dining area, a cosy lounge, or a playroom for children.

The outdoor space is equally impressive, with a substantial plot measuring approximately 200 feet in length from front to back. The large gardens provide a wonderful setting for outdoor activities and gatherings, while the front and rear vehicular access, along with ample parking, ensures convenience for residents and guests alike. A garage attached to the main house and additional sheds at the annexe offer ample storage solutions.

Situated in an enviable location, this home is just a stone's throw away from picturesque country and riverside walks, perfect for those who enjoy the great outdoors. Furthermore, it is within walking distance to local schools, pubs, shops, and restaurants, as well as a shortcut to the popular Rushden Lakes shopping centre.

For families seeking a home that caters to all generations, this property also features a loft room in the fourth bedroom, ideal for a child's gaming room, alongside another loft space for additional storage. This residence truly embodies the essence of comfortable and convenient living in a vibrant community.



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Hall

Living Room 10'10" x 11'11" (3.31m x 3.64m)

WC

Kitchen/Family Room 24'0" x 18'3" (7.31m x 5.56m)

Office 6'2" x 6'10" (1.88m x 2.08m)

Utility 7'8" x 7'0" (2.33m x 2.13m)

Garage

Landing

Bedroom 1 17'11" x 11'0" (5.47m x 3.35m)

En-suite

Bedroom 2 10'11" x 11'1" (3.33m x 3.38m)

Bedroom 3 14'4" x 7'2" (4.37m x 2.18m)

Bedroom 4 7'11" x 6'11" (2.42m x 2.10m)





Loft Room 9'0" x 9'11" (2.75m x 3.03m)  
 Family Bathroom  
 Kitchen/Family room 24'6" x 17'10" (7.47m x 5.43m)  
 Landing  
 Bedroom 5 7'10" x 17'10" (2.40m x 5.43m)  
 Bedroom 6 9'8" x 17'10" (2.95m x 5.43m)  
 Shower Room









Floor Plans



Viewing

Please contact our Sales Office on 01933313600 if you wish to arrange a viewing appointment for this property or require further information.

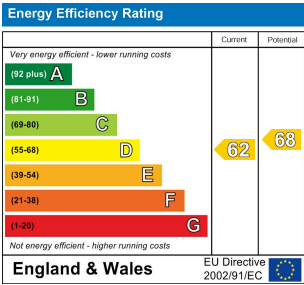
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Location Map



Energy Performance Graph



**Council Tax Band: D**  
North Northants

**Tenure:** Freehold