



7 Heron Close
Higham Ferrers, NN10 8LN

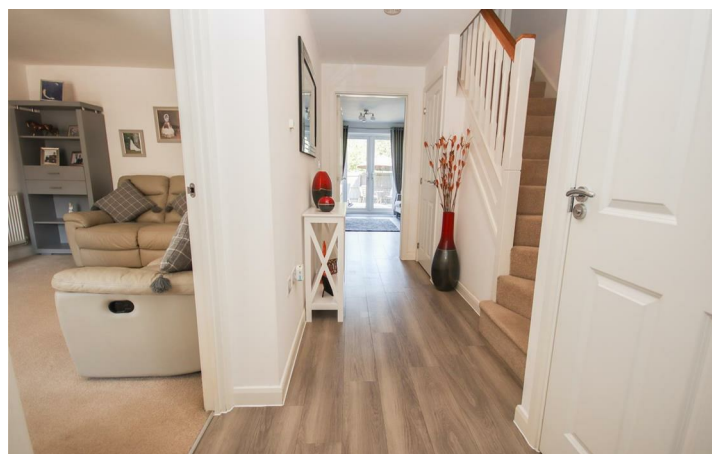


Simpson & Weekley

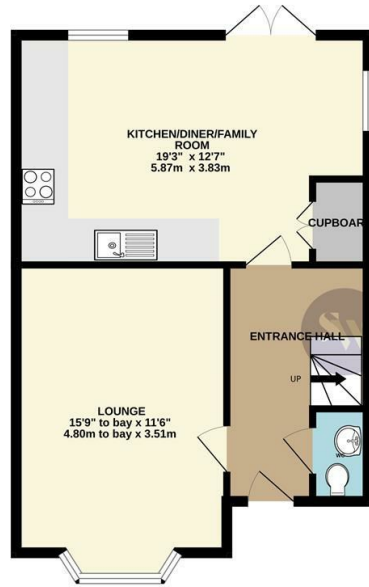
Situated on this sought after 'David Wilson' built development, on the edge of the historical market town of Higham Ferrers, is this exceptionally well presented, four bedroom detached family home. The property boasts an impressive open plan kitchen/dining room overlooking the landscaped rear garden, off road parking via a car port leading to a garage and benefits from a cul-de-sac location. The accommodation in brief comprises entrance hall, cloakroom, living room and open plan kitchen/dining room with utility cupboard to the ground floor. To the first floor there is a landing, family bathroom and four bedrooms with an en-suite to the master bedroom. Externally there is a small frontage, driveway, car port and garage and to the rear there is an enclosed, lawned rear garden with paved patio area. This modern, well maintained residence is situated within easy access of both the A45 and A6 providing ideal access routes to a number of major towns including Bedford and Wellingborough where trains from the mainline railway stations can get you into the capital within the hour. There are also schools, shops, and parks within walking distance and the highly regarded Rushden Lakes retail and leisure complex is just 2.5 miles from the property. EPC Rating B, Council Tax Band D

£400,000

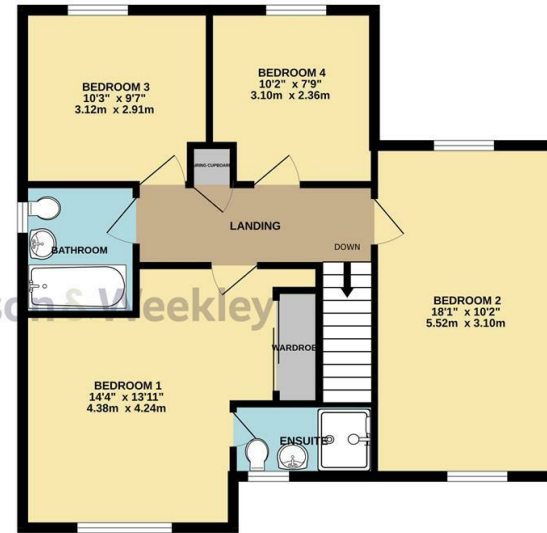
 4  3  2



GROUND FLOOR
532 sq.ft. (49.4 sq.m.) approx.



1ST FLOOR
708 sq.ft. (65.8 sq.m.) approx.



TOTAL FLOOR AREA : 1240 sq.ft. (115.2 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.
Made with Metropix 62023



Energy Efficiency Rating

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



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