

CHARLES ORLEBAR

Estate Agents & Auctioneers



13 Bryant Way, Higham Ferrers, Rushden, NN10 8EG

£300,000



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£300,000

13 Bryant Way

Rushden, NN10 8EG

- 3 Bedrooms
- Offroad parking
- West facing garden
- WC
- Immaculate condition
- Garage
- Utility
- Open plan

Situated in a quiet and highly sought-after location on Bryant Way, Higham Ferrers, this immaculately presented three-bedroom semi-detached home offers modern, move-in ready accommodation with no work required. The property spans approximately 1,004 sq ft and benefits from stylish décor throughout. The ground floor features a bay-fronted living room which opens into a contemporary kitchen/diner, creating a bright and sociable space ideal for everyday living and entertaining. There is also a separate utility room and a convenient downstairs WC.

Upstairs, there are two well-proportioned double bedrooms, both with built-in wardrobes, along with a good-sized single bedroom, perfect for use as a child's room, guest room or home office. A modern family bathroom completes the first floor.

Externally, the property offers off-road parking, a single garage and a private west-facing rear garden, ideal for enjoying the afternoon and evening sun.

The location is a key feature, positioned close to Wharf Road, providing excellent access to scenic countryside walks, while still being within easy reach of the centre of the popular market town of Higham Ferrers, with its range of local amenities, shops and schooling.

A fantastic opportunity to acquire a beautifully presented home in a desirable setting.

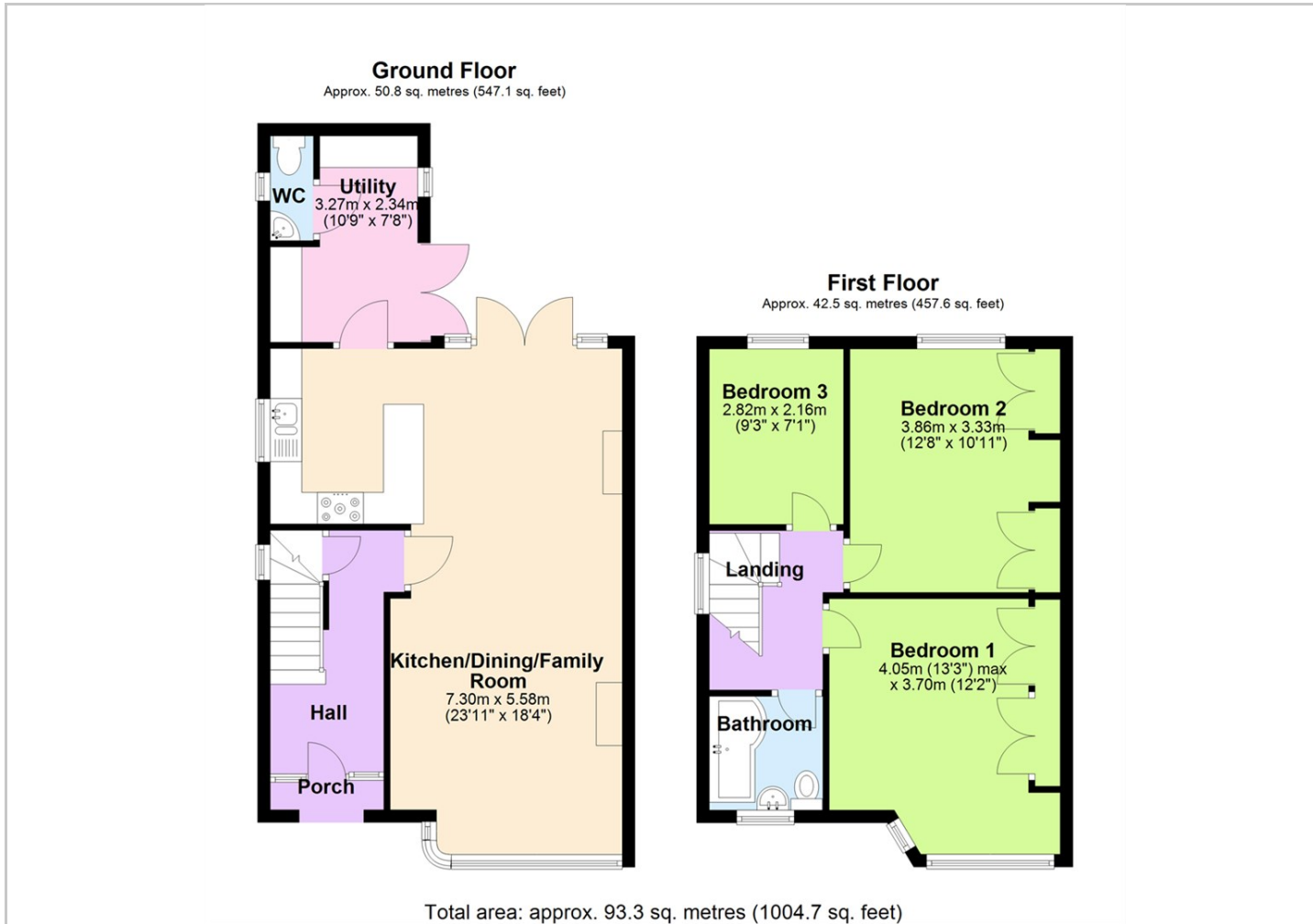


Porch	1'7" x 5'11" (0.47m x 1.80m)
Hall	12'8" x 5'11" (3.86m x 1.80m)
Kitchen/Dining/Family Room	23'11" x 18'4" (7.30m x 5.58m)
Utility	10'9" x 7'8" (3.27m x 2.34m)
WC	5'5" x 2'3" (1.66m x 0.68m)
Landing	8'4" x 6'7" (2.53m x 2.00m)
Bedroom 1	13'3" x 12'2" (4.05m x 3.70m)
Bedroom 2	12'8" x 10'11" (3.86m x 3.33m)
Bedroom 3	9'3" x 7'1" (2.82m x 2.16m)
Bathroom	5'11" x 5'11" (1.80m x 1.80m)





Floor Plans



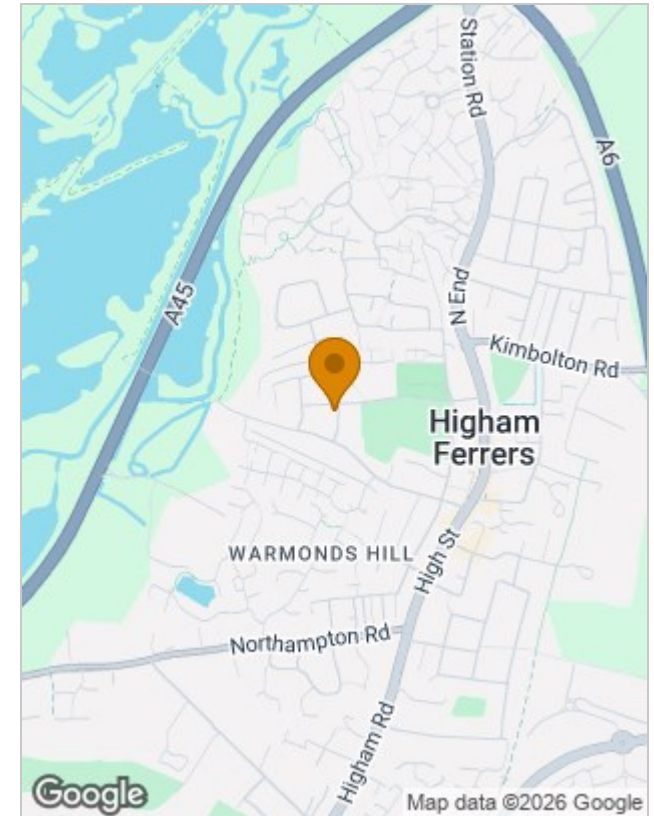
Viewing

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

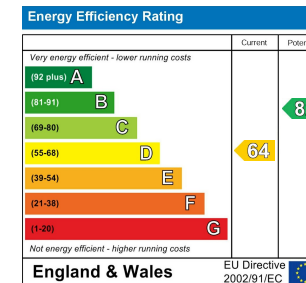
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Location Map



Energy Performance Graph



Council Tax Band: B
North Northants

Tenure: Freehold