





Roman Way,Higham Ferrers NN10 8NS

william h brown

welcome to

Roman Way, Higham Ferrers

A well-presented four-bedroom detached home in a sought after area in Higham Ferrers. Featuring an en suite principal bedroom, kitchen/breakfast room, utility, cloakroom, garage, driveway parking and a generous rear garden ideal for modern family living and entertaining.

Entrance Hall
Entry via a double glazed door to the front aspect with a tiled floor, doors leading to the WC, utility and living room with a staircase rising to the first floor landing.

Lounge
17' 1" x 11' 11" (5.21m x 3.63m)
Featuring double glazed windows to the front and side aspects,wooden flooring, an electric fireplace with hearth, surround and mantle, a wall mounted radiator and double doors leading to the dining room.

Dining Room
9' 9" x 9' 1" (2.97m x 2.77m)
Featuring a double glazed window to the rear aspect, wooden flooring, a wall mounted radiator and a door leading to the kitchen.

Kitchen
13' 7" x 10' 9" (4.14m x 3.28m)
A fitted kitchen comprising white gloss wall and base level units with work tops over with a sink and drainer. Integrated appliances include a double built in oven and gas hob with an extractor fan and a built in dishwasher. Features include a tiled floor, a wall mounted radiator, a storage cupboard, double glazed doors and window to the rear aspect leading on to the garden and an open arch leading through to the utility.

Utility
7' 5" x 5' 1" (2.26m x 1.55m)
Featuring a double glazed door to the side aspect, a tiled floor, space for white goods with a work top over, an open arch through to the kitchen.

Cloakroom
A two piece suite comprising a wash hand basin and a WC. Features include a tiled floor and a wall mounted radiator.

First Floor Landing
With a staircase rising form the entrance hall with doors leading to four bedrooms and the family bathroom.

Bedroom One
14' x 11' 11" (4.27m x 3.63m)
Featuring a double glazed window to the front aspect, a built in wardrobe, a wall mounted radiator and a door leading to the ensuite.

Ensuite
A three piece suite comprising a wash hand basin with vanity unit, a shower cubicle and a low level WC. Featuring a double glazed window to the side aspect, full height tiling and a heated towel rail.

Bedroom Two
14' 2" x 10' 10" (4.32m x 3.30m)
Featuring a double glazed window to the front aspect, a wall mounted radiator, an airing cupboard and a double built in wardrobes.

Bedroom Three
9' 9" x 9' 1" (2.97m x 2.77m)
Featuring a double glazed window to the rear aspect and a wall mounted radiator.

Bedroom Four
9' 9" x 8' 11" (2.97m x 2.72m)
Featuring a double glazed window to the rear aspect and a wall mounted radiator.

Family Bathroom
A three piece suite comprising a bath with hand









shower attachment, a wash hand basin and a low level WC. Features include half height tiling, an extractor fan and a wall mounted radiator.

Outside
Frontage
A tarmac frontage and driveway providing off road parking for multiple vehicles.

Rear Garden
A fully enclosed rear garden with side gated access featuring a generous lawn and patio areas, a water fountain, mature tress shrubs and bushes with a courtesy door leading to the garage.

Garage
Featuring an up and over door to the front, power and lighting, an apex roof and a double glazed courtesy door to the side leading onto the garden.

Agent Note:
An AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

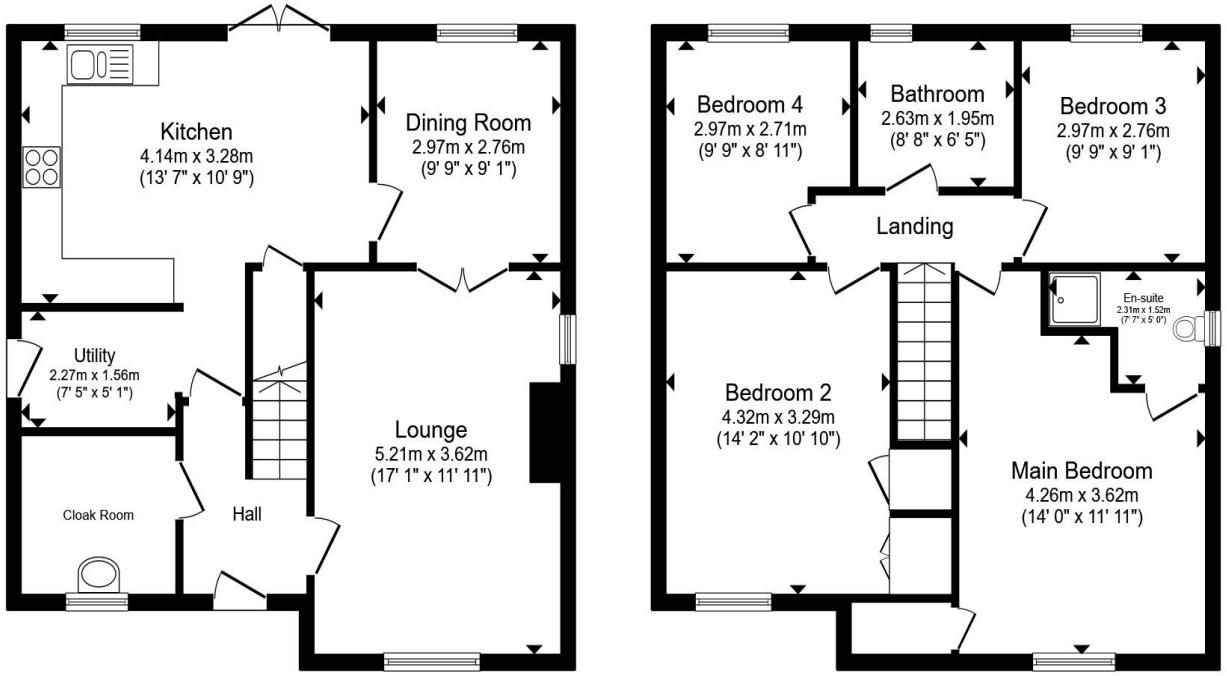
welcome to

Roman Way, Higham Ferrers

- Four Bedroom Detached Family Home
- Sought After Location
- En suite to Master
- Separate Reception Rooms
- Well Positioned On A Generous Plot

Tenure: Freehold EPC Rating: C
Council Tax Band: D

£395,000



Total floor area 124.0 m² (1,334 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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The Property Ombudsman

Property Ref:
RSD110339 - 0003

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