

# CHARLES ORLEBAR

Estate Agents & Auctioneers



1 Nightingale Way, Higham Ferrers, NN10 8PR

Offers In Excess Of £650,000



6



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Offers In Excess Of £650,000

# 1 Nightingale Way

Higham Ferrers, NN10 8PR

- 6 Double Bedrooms
- Double garage
- Utility
- Sought after location
- Ample offroad parking
- 2 x Ensuites, family bathroom & w/c
- Ideal for commuters
- Large wrap around plot with scope to increase rear garden

Tucked away in a private position on the ever-popular Nightingale Way, Higham Ferrers, this impressive David Wilson built family home offers an exceptional 2,366 sq ft of beautifully presented accommodation, perfectly suited for modern living.

Set back from the road with only a handful of neighbouring properties, the home enjoys a peaceful setting and a generously sized wrap-around plot, offering excellent privacy with no overlooking to the rear garden. There is also fantastic scope to incorporate the side garden into the main garden area, creating an even larger outdoor space ideal for entertaining or family life.

Inside, the property boasts six double bedrooms arranged over three floors. The stunning master suite benefits from a spacious four-piece en-suite, while a further four-piece family bathroom serves the main bedrooms. The top floor is complemented by an additional shower room, providing superb flexibility for larger families or guests.

The ground floor features a welcoming entrance hall, WC, a dedicated study, a separate living room, and a standout open-plan kitchen/diner complete with an island, ideal for hosting and everyday living. A separate utility room adds further practicality. Three attractive bay windows to the ground floor enhance both space and natural light throughout.

Externally, the property benefits from a double garage and ample off-road parking.

The location is equally impressive, with a dog park just a short walk away, along with communal green spaces within this desirable development. The property also offers convenient access via shortcuts to the Greenway, connecting to Stanwick Lakes and Rushden Lakes. For commuters, the A6 and A45 are close by, providing easy links to Bedford, Wellingborough and both train stations.

A substantial family home in a prime and private position – early viewing is highly recommended.



Hall	
Kitchen/Diner	21'10" x 13'4" (6.66m x 4.06m)
Utility	7'11" x 5'7" (2.41m x 1.69m)
Living Room	17'11" x 13'11" (5.46m x 4.24m)
Study	10'0" x 9'10" (3.05m x 3.00m)
WC	
Landing	
Bedroom 1	10'8" x 14'0" (3.25m x 4.26m)
En-suite	
Bedroom 3	6'7" x 9'4" (2.00m x 2.85m)
Family Bathroom	
Bedroom 5	12'2" x 9'1" (3.71m x 2.78m)
Bedroom 6	8'10" x 12'4" (2.70m x 3.76m)



Landing

Bedroom 2

16'1" x 17'9" (4.90m x 5.42m)

En-suite

Bedroom 4

14'8" x 9'6" (4.47m x 2.90m)





## Floor Plans



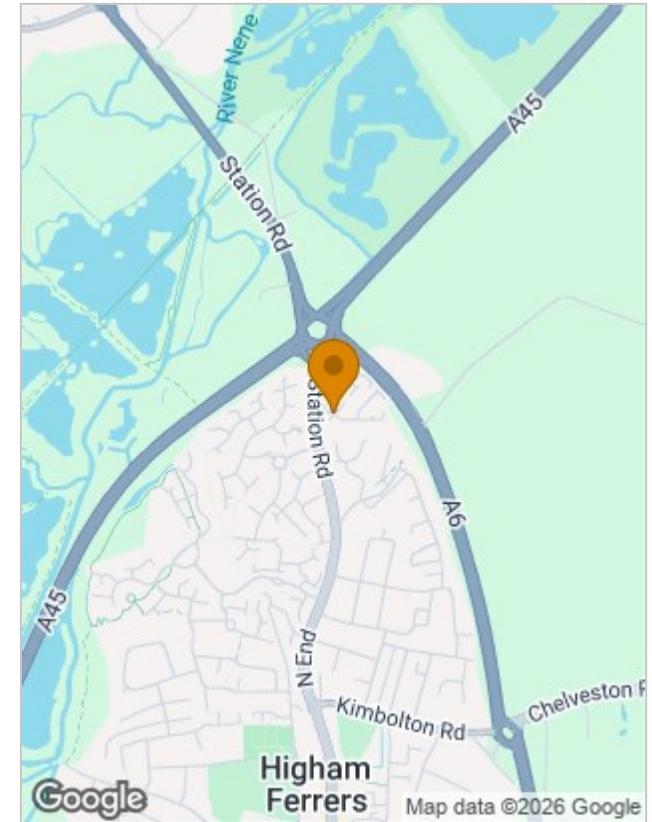
## Viewing

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

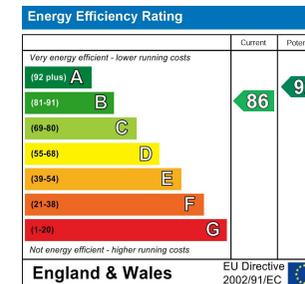
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## Location Map



## Energy Performance Graph



**Council Tax Band: F**  
North Northants

**Tenure: Freehold**