

## 66 Saffron Road, Higham Ferrers, Northamptonshire, NN10 8ED



### Guide Price £475,000 Freehold

**\*\*No Onward Chain\*\*** Nestled on the charming Saffron Road in Higham Ferrers, and spanning an impressive 1,931 square feet, this property boasts an array of rooms, allowing for flexible living. To the first floor are four double Bedrooms with the master benefitting from a dressing room and en-suite shower room, along with a further modern refitted shower room. To the ground floor are four reception rooms, a spacious kitchen / breakfast room, utility room and ground floor cloakroom. The exterior of the property is equally appealing, featuring parking space for two vehicles, a double garage and fully enclosed rear garden, a rare find in such a desirable location. Higham Ferrers is known for its rich history and community spirit, making it an ideal place for families and individuals alike. An immediate viewing is advised.



### **Location**

Saffron Road can be found off Vine Hill Drive and links through to Kings Meadow Lane. The property is identified by our 'For Sale' board. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

### **Energy Rating**

Energy Efficiency Rating - D61

Certificate number - 8200-0485-0822-8503-3353

### **Council Tax Band**

E

### **Accommodation**

#### **Ground Floor**

##### **Hall**

##### **Utility Room**

6'10" x 7'5" (2.08m x 2.25m)  
Plus entrance area and storage cupboard.  
Space and plumbing for washing machine.  
Space for further under worktop white good.  
Stainless steel sink unit.  
Range of base, drawer and wall units.

##### **Dining Hall**

15'10" x 9'4" (4.85m x 2.85m)  
Minimum measurement, plus cupboard, plus recess.  
Cupboard houses hot water cylinder.  
Further cupboard housing gas fired boiler installed in 2016.

##### **Lounge**

12'4" x 14'1" (3.76m x 4.28m)  
Access to study.  
Open Fire.

##### **Study**

12'3" x 7'3" (3.73m x 2.20m)  
Maximum measurement, including useful storage cupboard.

##### **Sitting Room**

10'2" x 21'10" (3.09m x 6.65m)  
Minimum measurement, plus recess.  
Spacious room with double doors opening to the rear garden, along with access to the study.

##### **Kitchen / Breakfast Room**

18'2" x 11'1" (5.53m x 3.39m)  
Minimum measurement.  
Spacious kitchen featuring an array of base, wall and drawer units.  
Large picture window looking out onto the garden.  
Space for American style fridge/freezer.  
Space and plumbing for dishwasher.  
Space for freestanding cooker.  
Built in extractor fan.  
Access to rear garden.

##### **Ground Floor Cloakroom / WC**

Low flush wc and wash hand basin.

#### **First Floor**

##### **Landing**

##### **Bedroom 1**

12'4" x 14'1" (3.75m x 4.30m)  
Plus dressing area.

##### **En-suite Bathroom / WC**

White suite comprising a panelled bath, with shower over, low flush wc and wash hand basin. Finished off with fully tiled surrounds.

##### **Bedroom 2**

7'11" x 11'4" plus 11'7" x 6'9" (2.42m x 3.46m plus 3.54m x 2.08m)  
Minimum measurement, plus door recess.  
Superb split room that offers two distinct areas, allowing for a bedroom area and a virtually separate dressing or sitting room area. Ideal for a child or guest suite area.  
Loft access.

##### **Bedroom 3**

11'5" x 11'10" (3.49m x 3.61m)  
Maximum measurement.

##### **Bedroom 4**

8'7" x 9'5" (2.62m x 2.87m)  
Maximum measurement.

##### **Shower Room / WC**

Refitted modern shower room suite comprising a superb and spacious large double shower cubicle with a waterfall shower, low flush wc, and vanity wash hand basin.  
Useful recess area allowing for storage of towels and other shower room essentials.

##### **Outside**

##### **Front**

Pleasant block paved forecourt, with a low level brick and wrought iron surround.

##### **Rear Garden**

Pleasant and private rear garden featuring an initial patio area linking the sitting room to the kitchen and driveway, leading onto an established lawn with feature planted borders.  
Outside power points.  
Outside Tap.

##### **Driveway Parking**

For two vehicles, accessed via double gates.

##### **Detached Double Garage**

19'1" x 17'5" (5.84m x 5.31m)  
Maximum internal measurement. Power and light connected. Eaves storage space.

##### **N.B.**

Shared driveway approach for three properties. All three are equally responsible for maintenance.

##### **Agents Note**

If you make arrangements to view and/or offer on this property, Mike Neville Estate Agents will request certain personal and contact information from you in order to provide our most efficient and professional service to both you and our vendor client.

To view our Privacy Policy, please visit [www.mike-neville.co.uk/privacy](http://www.mike-neville.co.uk/privacy)

##### **Disclaimer**

Mike Neville Estate Agents for themselves and the Vendors/Lessors of this property, give notice that (a) these particulars are produced in good faith as a general guide only and do not constitute or form part of a contract (b) no person in the employment of Mike Neville has authority to give or make any representation or warranty whatsoever in relation to the property. Any appliances mentioned have not been tested by ourselves.

##### **Floorplans**

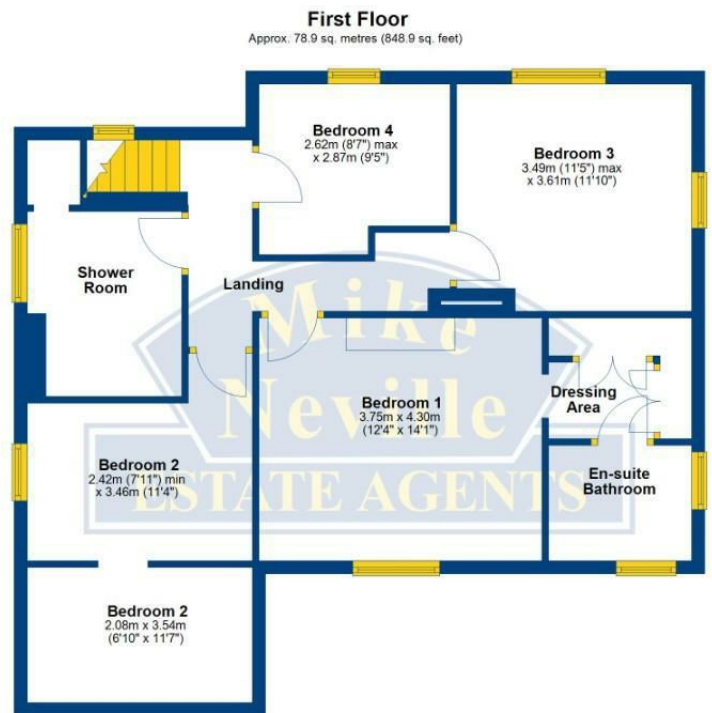
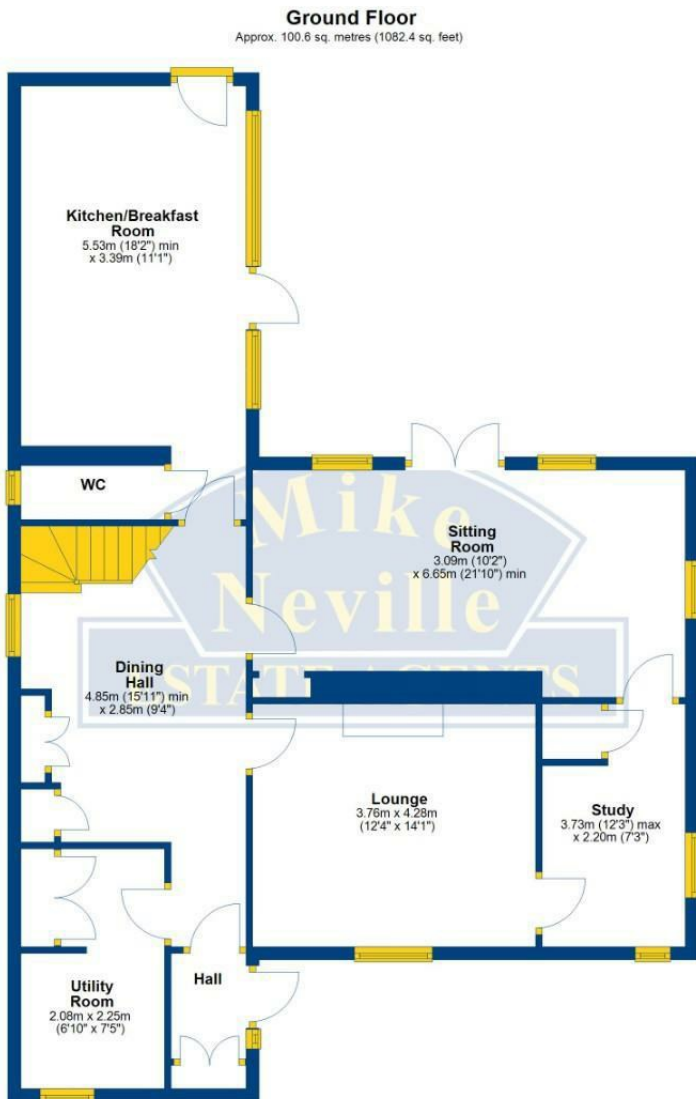
Floor plans are for identification purposes only and not to scale. All measurements are approximate. Wall thickness, door and window sizes are approximate. Prospective purchasers are strongly advised to check all measurements prior to purchase.

##### **Money Laundering Regulations 2017**

We are required to obtain proof of identity and proof of address, as well as evidence of funds and source of deposit, on or before the date that a proposed purchaser's offer is accepted by the vendor (seller).



- No Onward Chain
- Saffron Park Recreation Ground very close by
- Four Reception Rooms
- Large Utility Room
- Double Garage And Off Road Parking
- Immediate walking distance to the Market Square
- Master Bedroom With Dressing Room & En-Suite Shower Room
- Large Kitchen/Breakfast Room
- Fully Enclosed Rear Garden
- Energy Efficiency Rating - D61



Total area: approx. 179.4 sq. metres (1931.3 sq. feet)

