

CHARLES ORLEBAR

Estate Agents & Auctioneers

5 North End, Higham Ferrers, NN10 8JB

Offers In Excess Of £425,000





5 North End

Higham Ferrers, NN10 8JB

- 4 Bedrooms
- Double Garage
- Scope to improve
- Close to local amenities
- Sought after location
- Gated additional parking
- Ideally located for countryside walks
- Gas central heating & mains drainage

a handsome 1920s character home occupying a substantial plot on one of Higham Ferrers' most sought-after roads, offered to the market with the added benefit of no onward chain. Ideally positioned within walking distance of the town centre, local amenities, schools and beautiful countryside walks, this attractive family home offers over 1,700 sq. ft. of accommodation, excluding the double garage. The property boasts bright and spacious rooms throughout, providing flexible living space for modern families. Whether you're seeking multiple reception rooms, dedicated home office space, hobby rooms or simply generous accommodation, this home offers versatility in abundance. Outside, the mature rear garden enjoys a high degree of privacy and provides plenty of space for entertaining, family life and keen gardeners. A particularly attractive feature is the impressive six-foot dry stone wall running along the length of the garden, creating a unique and characterful backdrop. To the front, established planting enhances the property's wonderful kerb appeal. Vehicular access to the rear leads to a substantial double garage, ideal for secure parking, workshop space or additional storage, along with further gated parking. The generous plot offers exciting future potential, with scope for extension to the rear or the creation of additional accommodation within the roof space, subject to the necessary planning permissions. Higham Ferrers offers an excellent range of independent shops, cafés and everyday amenities, while nearby green spaces and countryside walks provide the perfect balance of town and country living. Excellent road links are available via the A6 and A45, with rail services from Wellingborough and Bedford providing access to London and beyond. Combining character, generous living space, mature gardens, extensive garaging and a prime location, this is a rare opportunity to acquire a substantial family home in the heart of Higham Ferrers.



Porch	
Hall	
Shower Room	
Kitchen	9'8" x 13'10" (2.95m x 4.21m)
Pantry	7'4" x 6'0" (2.24m x 1.82m)
Hallway	
Utility	6'3" x 4'2" (1.90m x 1.27m)
Snug	15'1" x 6'10" (4.61m x 2.08m)
Lounge/Dining Room	26'5" x 12'11" (8.06m x 3.93m)
Living Room	19'0" x 9'11" (5.79m x 3.03m)
Landing	
Bedroom 3	12'0" x 7'0" (3.67m x 2.13m)
Walk in Wardrobe	



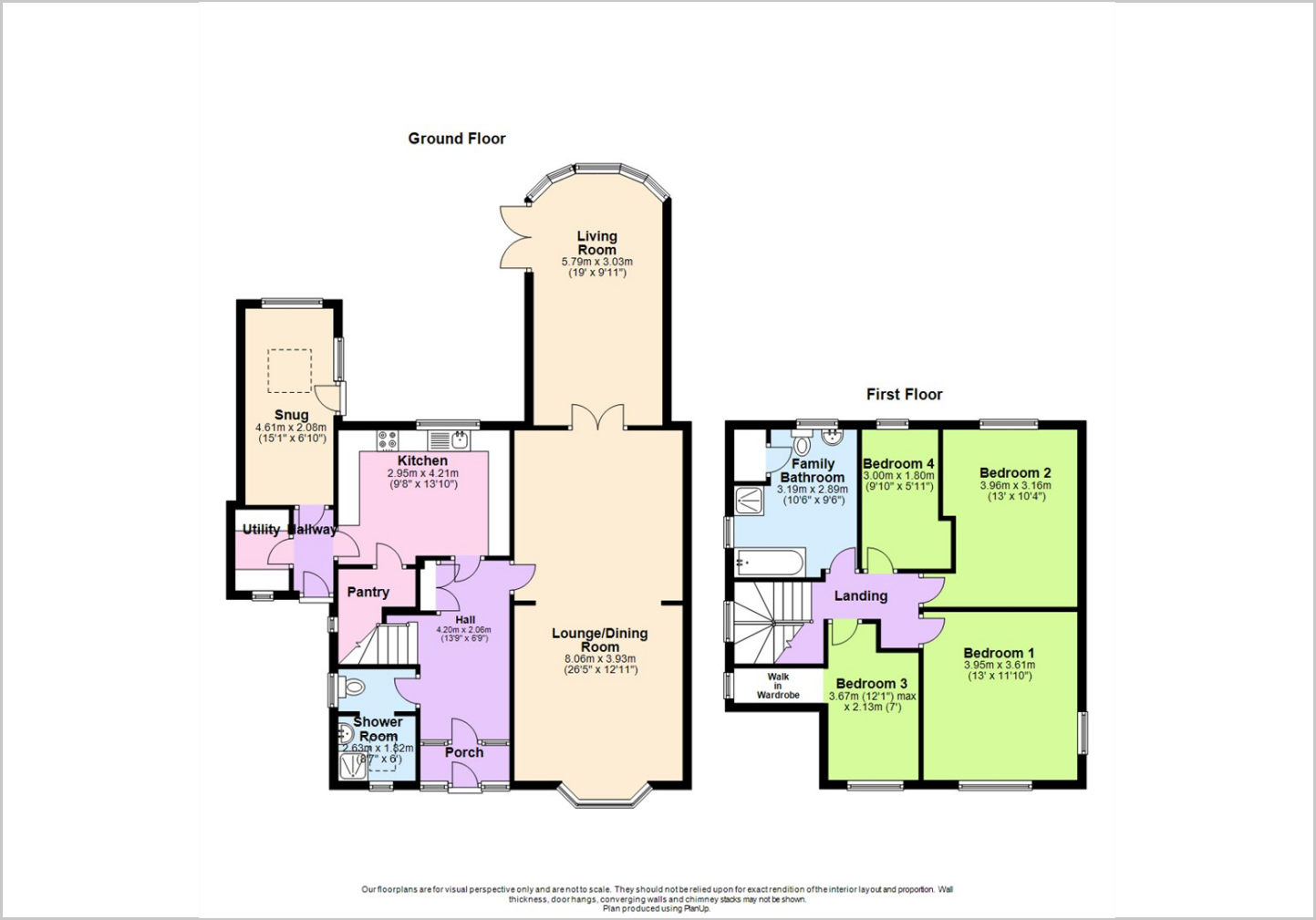
Family Bathroom

Bedroom 1	13'0" x 11'10" (3.95m x 3.61m)
Bedroom 2	13'0" x 10'4" (3.96m x 3.16m)
Bedroom 4	9'10" x 5'11" (3.00m x 1.80m)





Floor Plans



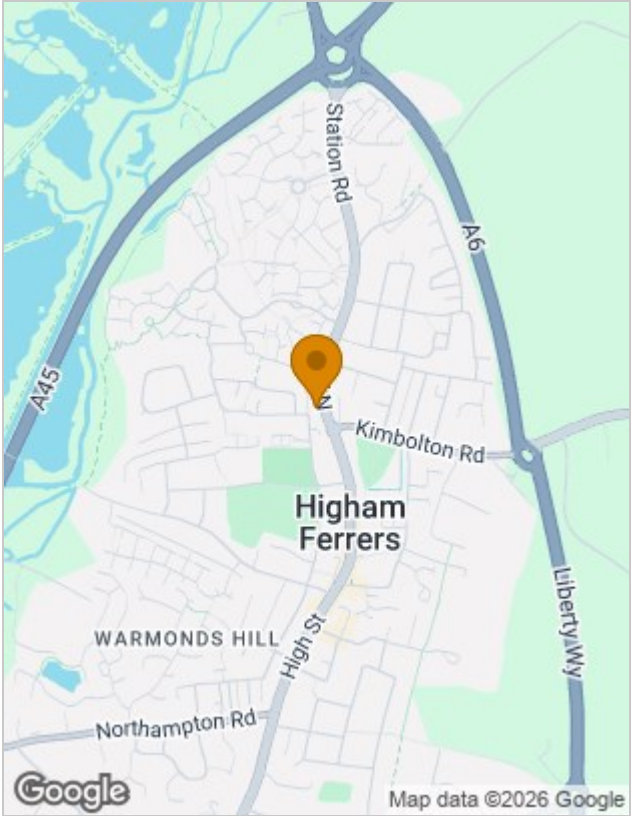
Viewing

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

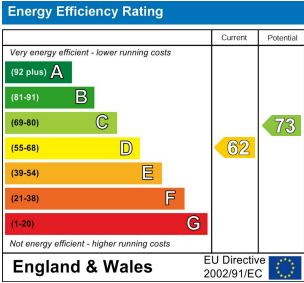
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph



Council Tax Band: D
North Northants

Tenure: Freehold