14a Meadow Close

Higham Ferrers, Northamptonshire NN10 8HA

Simpson & Weekley

Tucked away along a private driveway serving just three individual homes, this exceptional detached family residence enjoys a truly enviable setting overlooking Higham Ferrers Pocket Park towards the River Nene. Offering a rare combination of privacy, generous living space and picturesque surroundings, this is a home that must be viewed to be fully appreciated.

The well-proportioned accommodation comprises a welcoming entrance hall, spacious living room, kitchen/breakfast room, separate dining room, conservatory, ground floor study/fourth bedroom and a cloakroom/WC. Upstairs, the generous landing provides a useful study area and leads to three double bedrooms. The principal bedroom benefits from access to a Jack and Jill shower room, shared with the landing, whilst the second bedroom enjoys its own en-suite bathroom complete with a Jacuzzi bath.

Externally, the property offers ample off-road parking for several vehicles, a single garage and a beautifully landscaped rear garden, providing a private and peaceful space to relax and entertain.

The property itself occupies a secluded position within the highly sought-after market town of Higham Ferrers. Backing directly onto open greenery, the property enjoys a wonderful sense of privacy, with beautiful countryside walks quite literally on the doorstep, perfect for walkers, cyclists and dog owners. Higham Ferrers is renowned for its historic charm, excellent schooling and range of independent shops, cafés and everyday amenities, whilst also offering superb access to Rushden Lakes, Stanwick Lakes, the A6, A45 and Wellingborough railway station, making it an excellent choice for both families and commuters.

EPC Rating C, Council Tax Band E

£525,000

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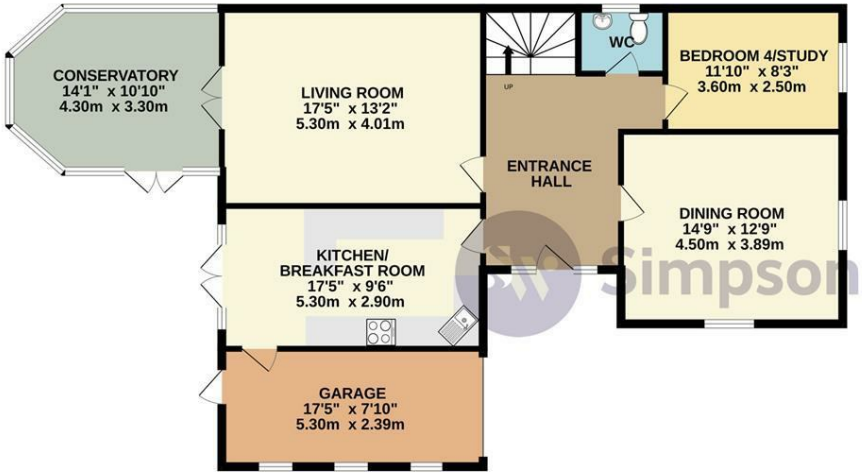
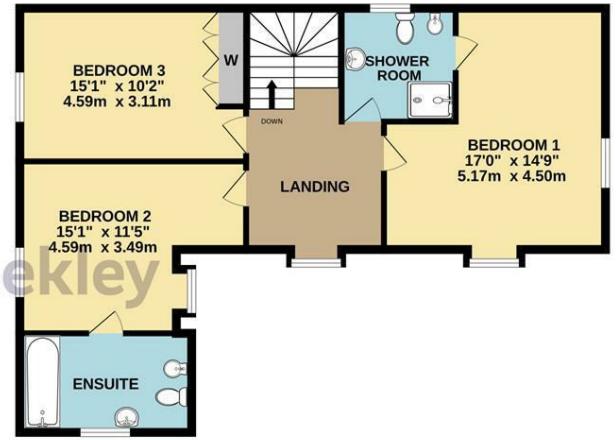
GROUND FLOOR
1142 sq.ft. (106.1 sq.m.) approx.



1ST FLOOR
770 sq.ft. (71.5 sq.m.) approx.



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TOTAL FLOOR AREA : 1911 sq.ft. (177.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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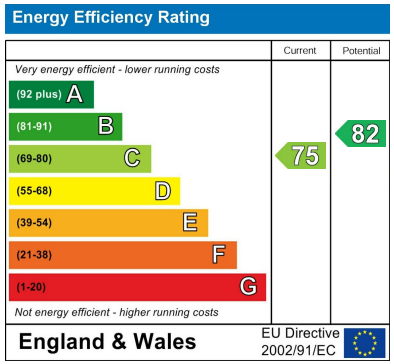

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