Draper Road
Higham Ferrers
NN10 8GD

£475,000



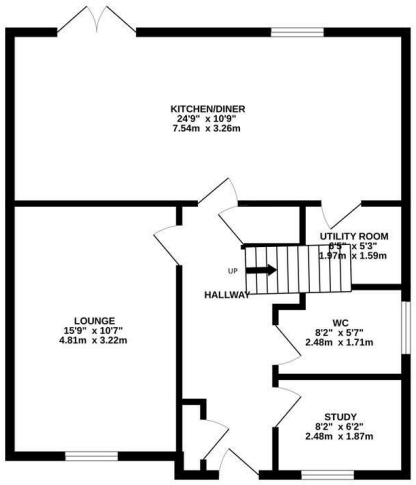



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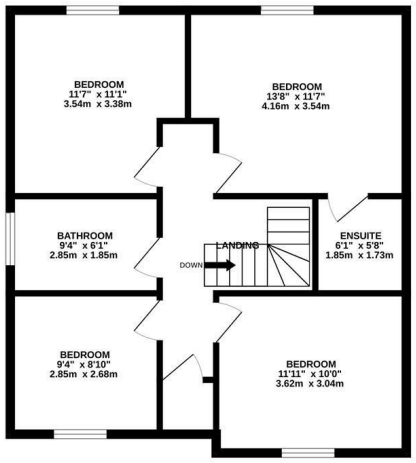
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# FLOOR PLANS

GROUND FLOOR
736 sq.ft. (68.4 sq.m.) approx.




1ST FLOOR
736 sq.ft. (68.4 sq.m.) approx.




TOTAL FLOOR AREA : 1472 sq.ft. (136.8 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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# AT A GLANCE...

- Cosy lounge to front of property
- Modern open plan kitchen diner and separate utility
- 4 Bedrooms
- Ensuite to master and main family bathroom
- French doors to rear garden
- Single garage and generous off road parking



# WHAT'S GREAT?

Nestled on Draper Road in the charming town of Higham Ferrers, Rushden, this exquisite detached house, known as the Huntley, Plot 268, offers a perfect blend of modern living and thoughtful design. Upon entering the welcoming hallway, you are greeted by a spacious separate living room, ideal for unwinding after a long day. The heart of the home is undoubtedly the expansive open-plan kitchen and dining area, which is complemented by a practical utility space, making it perfect for both entertaining and everyday family life.

For those who work from home, the separate study provides a quiet and dedicated workspace, ensuring productivity without distractions. Ascending to the first floor, you will find the principal bedroom, which boasts its own en-suite bathroom, offering a private retreat. The additional three bedrooms are generously sized and share a well-appointed family bathroom, catering to the needs of a growing family.

Externally, Plot 268 is equally impressive, featuring a garage and designated parking spaces, along with an electric vehicle charging point for added convenience. The rear garden is thoughtfully designed, complete with turf, providing a lovely outdoor space for relaxation and recreation.

With luxury flooring included throughout this spacious home, the Huntley is not just a property; it is a lifestyle choice. This remarkable residence is perfect for families seeking comfort, style, and practicality in a desirable location. Do not miss the opportunity to make this splendid house your new home.

To arrange your viewing, Contact Oscar James today!

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# SELLER'S SECRET

It's clear our modern homes are intelligently designed, with light-filled, spacious rooms, energy-efficient features, and innovative technology. What's also obvious is our distinctive attention to detail and superior finishes. Giving you the perfect balance between durability and style to transform daily living – for countless years.





## To buy or not to buy....

## Why we like it....

Enjoy the best of both worlds in the sought-after market town of Higham Ferrers. Steeped in history and rich in community spirit, this charming location offers a welcoming town-centre atmosphere, with the modern shopping, dining and leisure facilities of Rushden Lakes just ten minutes away. The beautiful Nene Valley is close at hand, providing the perfect setting for scenic walks and outdoor pursuits, while nearby Wellingborough station offers direct rail connections to London. It's a location that combines the charm of traditional market town living with the convenience of modern life.


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