

5 Heron Close
Higham Ferrers
Rushden
Northamptonshire
NN10 8LN

Offers in excess of £375,000



OSCAR JAMES

...expect excellence



WHAT'S GREAT?

Oscar James are delighted to present this detached family home, offered in immaculate condition and tucked in a prime position at the end of a cul-de-sac. Situated within a modern development in the highly sought-after market town of Higham Ferrers. Ideally located, the property offers excellent access to main road links, well-regarded local schools, and the popular Rushden Lakes shopping and leisure complex.

The spacious ground floor provides generous living throughout. The lounge features a bay window and a stylish media wall with bespoke storage, thoughtfully designed by the current owners. At the heart of the home is a contemporary open-plan kitchen, ideal for entertaining, with ample dining and family space whilst flowing into the rear garden. Additional ground floor features include a practical utility room, a downstairs cloakroom, and convenient storage.

The first floor hosts four bedrooms and a modern family bathroom with a sleek three-piece suite. The impressive Master Bedroom boasts built-in wardrobes and a modern ensuite shower room.

The rear garden has been tastefully landscaped for low maintenance, featuring Astroturf, a

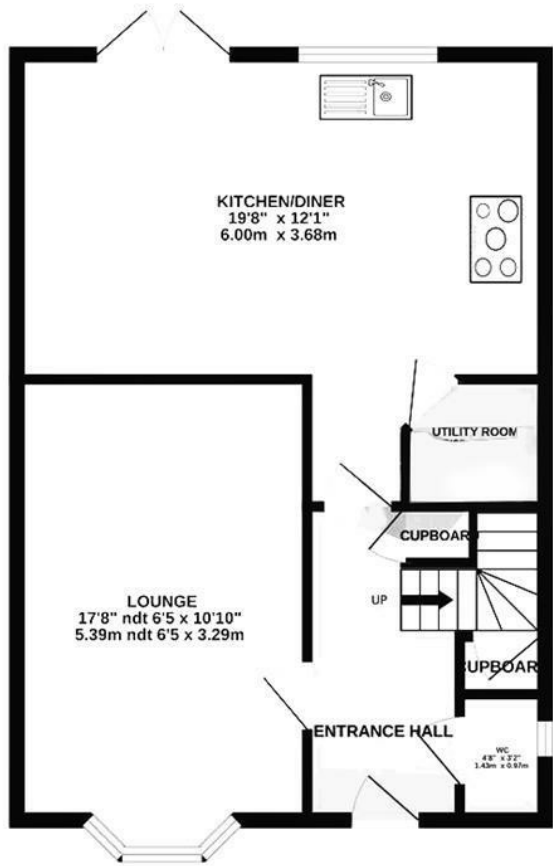
spacious patio area complete with shrub borders. To the front, the property benefits from ample off-road parking and a single garage.

This is a stunning home in a superb location — early viewing is highly recommended. Contact Oscar James today to arrange your appointment.

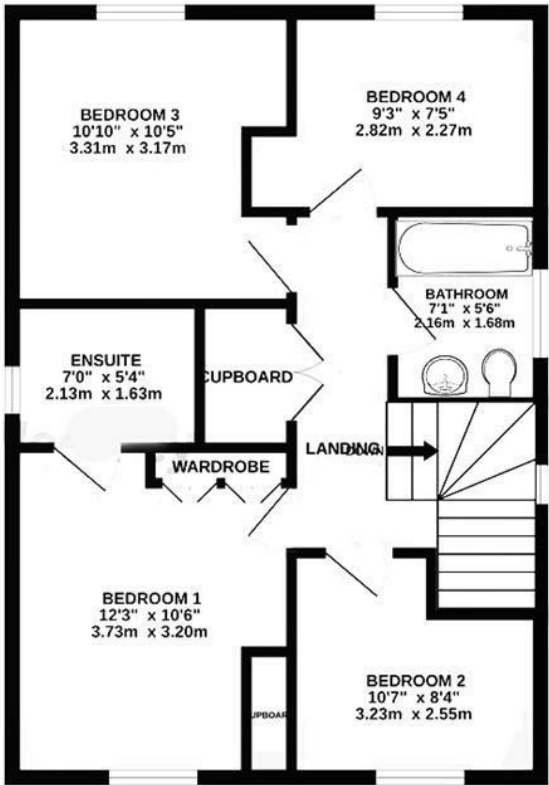
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Floor Plan

GROUND FLOOR
566 sq.ft. (52.6 sq.m.) approx.



1ST FLOOR
561 sq.ft. (52.1 sq.m.) approx.



TOTAL FLOOR AREA : 1127 sq.ft. (104.7 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...



Spacious modern living throughout



Stylish open plan kitchen with utility room



Four generous bedrooms



Family bathroom, ensuite & downstairs cloakroom



Low maintenance rear garden



Off road parking & garage





SELLER'S SECRET

Our home is in a great position within the development and cul de sac. As we are tucked in the corner we benefit from additional parking which is so handy for families. The garden is so easy to maintain and the living space throughout is great!



Why we like it....

The location is ideal for road links, local schools and of course Rushden Lakes. The owners have added modern twists with herringbone flooring and the impressive media wall. This gives endless storage with a stylish finish.

OSCAR JAMES

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To buy or not to buy....
