

6 Crab Apple Drive  
Higham Ferrers  
Rushden  
NN10 8FG

£400,000



OSCAR JAMES

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# WHAT'S GREAT?

\*\*\*SOLD PRIOR TO MARKETING\*\*\*

A stunning four-bedroom detached executive home in immaculate condition throughout, situated in the highly sought-after location of Higham Ferrers. Ideally positioned within walking distance of local schools, the Market Square with a range of shops, pubs, and eateries.

The spacious ground floor features a large modern kitchen/diner with utility room and downstairs cloakroom, alongside a generous lounge. A partially converted garage offers versatile space, perfect for a home office, playroom or additional reception area.

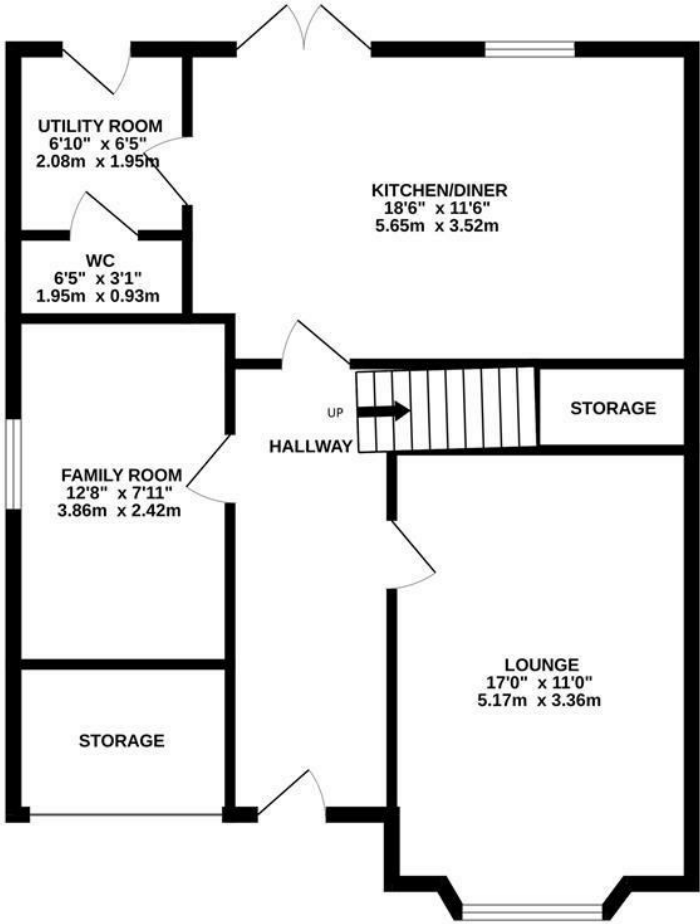
Upstairs, you'll find four double bedrooms, some with fitted wardrobes, including a master bedroom with en-suite. A modern family bathroom serves the remaining bedrooms.

Outside, the landscaped rear garden includes both turf and artificial grass, complemented by an extended patio area ideal for entertaining. The block-paved frontage provides additional off-road parking and access to the remaining garage space, which offers storage.

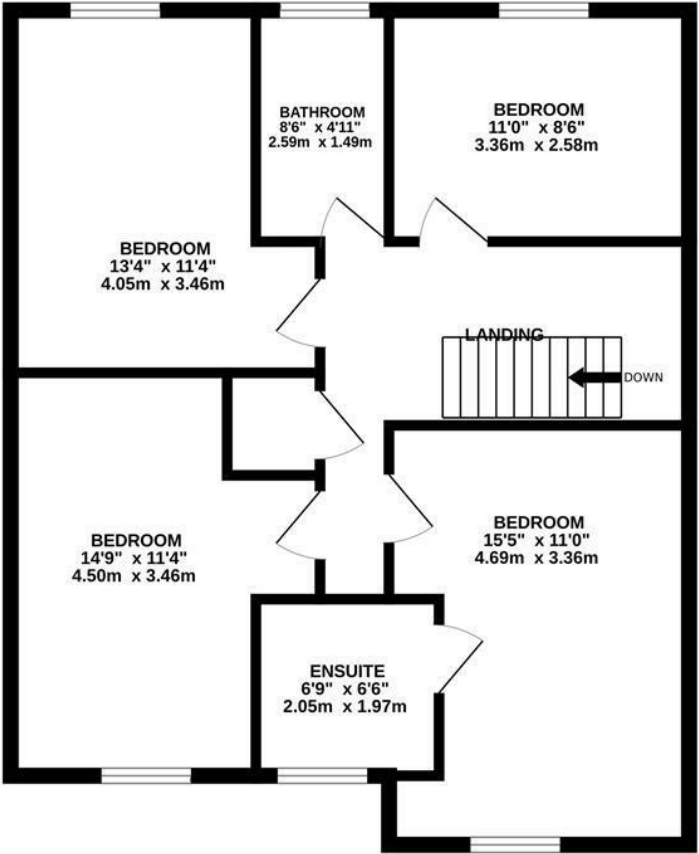
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# Floor Plan

GROUND FLOOR  
734 sq.ft. (68.2 sq.m.) approx.



1ST FLOOR  
727 sq.ft. (67.6 sq.m.) approx.



TOTAL FLOOR AREA : 1461 sq.ft. (135.7 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



Stylish open plan kitchen with utility room



Four bedrooms



Modern bathroom, ensuite and cloakroom

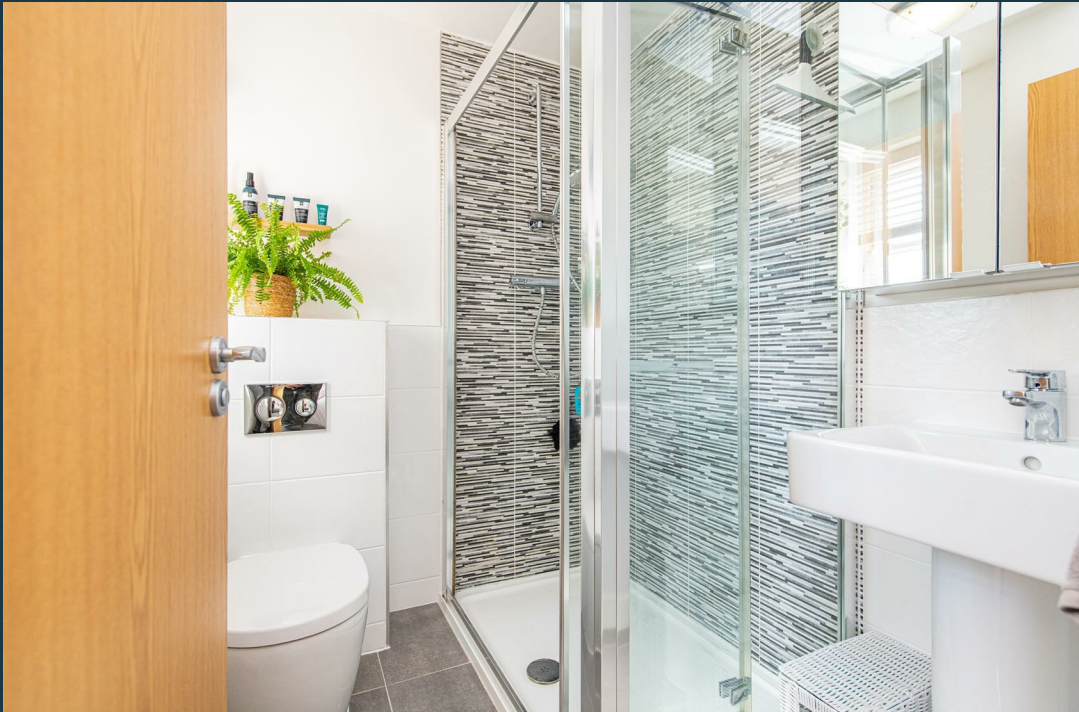


Low maintenance landscaped rear garden



Driveway providing off road parking









# SELLER'S SECRET

We've absolutely loved living here the location has been perfect for our family, with everything from schools to the town centre just a short walk away. The kitchen-diner has been the heart of our home, and the converted garage space gave us that extra flexibility we needed. We're sad to leave, but excited for the next chapter and we know the new owners will love it just as much as we have.



## Why we like it....

This is a standout property that ticks all the boxes for modern family living. It's beautifully presented, thoughtfully upgraded, and set in a prime Higham Ferrers location. The layout is incredibly versatile, with generous bedroom sizes and multiple reception spaces, including that valuable converted garage. Homes like this don't come up often and this one didn't even make it to the open market before being snapped up!

To buy or not to buy....

# OSCAR JAMES

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