

2C Milton Street
Higham Ferrers
NN10 8BG

£325,000



OSCAR JAMES
...expect excellence



WHAT'S GREAT?

Situated in a family-orientated area of Higham Ferrers, this mature semi-detached home offers generous living space and a blend of character and modern style. Ideally located within walking distance of local schools, amenities around the Market Square plus within close proximity to great road links and Rushden Lakes.

Having been extended to the rear and a two storey extension to the side, the property now provides impressive accommodation throughout plus a large garage.

This double bay fronted home has an entrance hall that welcomes you into the open-plan lounge and dining area. The current owners have carried out several improvements, including the addition of a log burner, enhancing character and charm.

The kitchen, set within the rear extension, enjoys a unique orangery-style design, creating a

wonderful social space that flows naturally into the garden. A separate utility room adds further practicality and a cloakroom completes the ground floor.

Upstairs, there are four bedrooms and a family bathroom.

Externally, the landscaped rear garden has been thoughtfully designed with a feng shui-inspired layout, making the most of the space on offer. Beautifully bordered with a variety of plants and shrubs, it provides a well-balanced outdoor retreat. A decked seating area with a pergola offers the perfect seating spot, while two summer houses add versatility - one of which is a new addition and is utilised as a home office, complete with power and lighting.

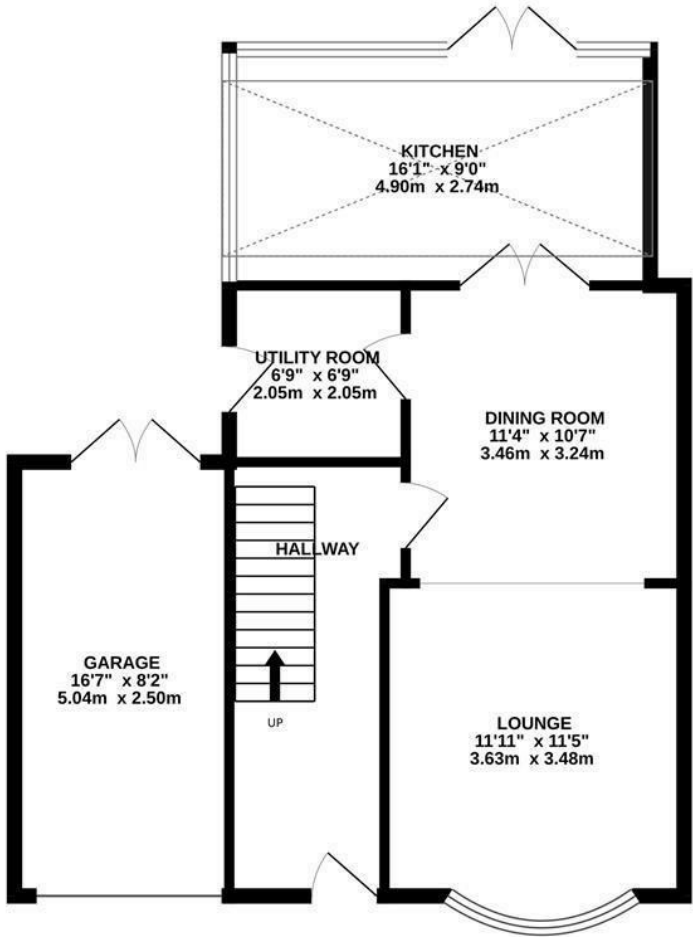
Double doors from the garden lead directly into the garage, which also features an electric roll-over door to the front, power, lighting and a driveway providing off-road parking.

A fantastic opportunity to secure a family property in a great location.

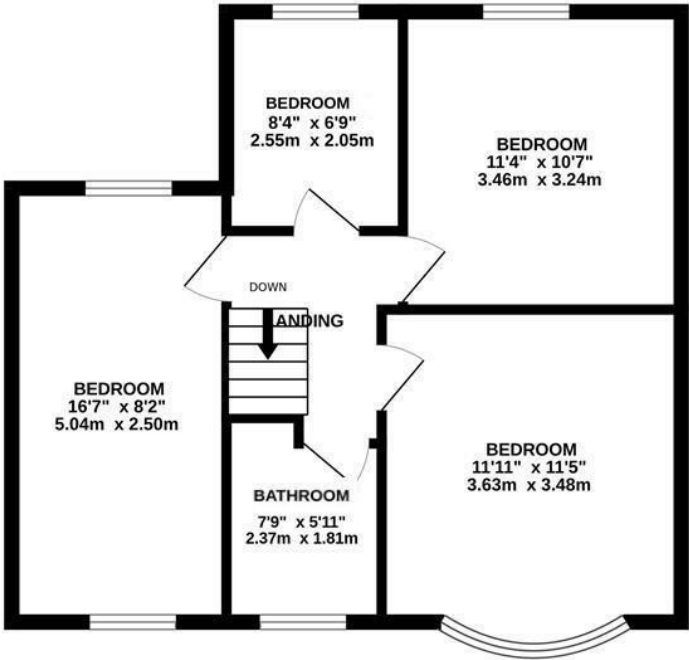
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Floor Plan

GROUND FLOOR
690 sq.ft. (64.1 sq.m.) approx.



1ST FLOOR
545 sq.ft. (50.6 sq.m.) approx.



TOTAL FLOOR AREA : 1235 sq.ft. (114.7 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 accommodation



Stylish orangery-style kitchen extension



Four bedrooms



Family bathroom and downstairs cloakroom



Beautifully landscaped garden with the new addition of a home office



Garage & off road parking





SELLER'S SECRET

We've loved living here - it's such a friendly neighbourhood, and everything you need is within walking distance. The orangery kitchen and garden are our favourite spaces; they're perfect for relaxing or entertaining family and friends.



Why we like it....

This property perfectly balances charm, character, and practicality. The extensions have transformed it into a superb family home with excellent living space and the garden is beautifully landscaped.

OSCAR JAMES

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To buy or not to buy....
