

Patenall Way
Higham Ferrers
NN10 8PL

Offers in the region of £260,000

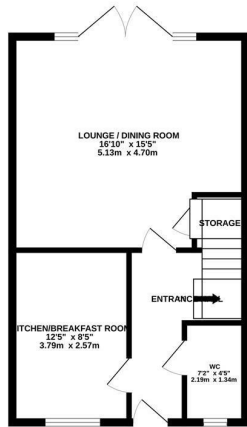


OSCAR JAMES

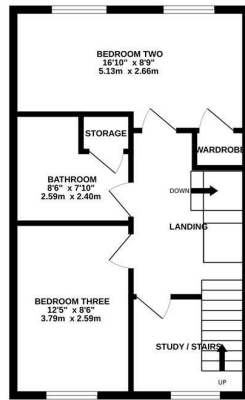
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FLOOR PLANS

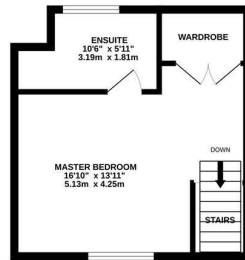
GROUND FLOOR
469 sq.ft. (43.6 sq.m.) approx.



1ST FLOOR
469 sq.ft. (43.6 sq.m.) approx.



MASTER BEDROOM
293 sq.ft. (27.2 sq.m.) approx.



TOTAL FLOOR AREA : 1230 sq.ft. (114.3 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 lounge/diner



Kitchen/breakfast room



Three double bedrooms



Cloakroom, ensuite & family bathroom



Low maintenance rear garden



Off road parking



WHAT'S GREAT?

Impressive in size and beautifully presented throughout, this three-storey end-of-terrace townhouse offers three double bedrooms, off-road parking and fantastic walking routes to Rushden Lakes. Offered to the market with no onward chain, this is a superb home ready to move straight into.

The entrance hall provides access to all ground floor accommodation, including the kitchen with room for a breakfast table. To the rear of the property is a generous lounge/diner with French doors opening onto the garden. One of the features we like about this home is the privacy aspect to the rear, which is sometimes a tough ask on a modern development. Completing the ground floor is useful understairs storage and a convenient cloakroom.

The first floor offers two well-proportioned double bedrooms alongside a spacious family bathroom. A separate study area leads to the staircase rising to the master bedroom on the second floor. The built-in wardrobe space is exceptionally generous - almost walk-in in size - and is further complemented by additional eaves storage, making practicality a real feature

of this home. The top floor is completed by an ensuite shower room.

Outside, the rear garden has been thoughtfully landscaped with a low-maintenance design, providing seating space and steps leading down to a tucked-away area currently used for a shed. Gated rear access leads directly to the off road parking.

Ideally situated close to local amenities, schools, and excellent dog walking routes right on the doorstep, this is a fantastic family home in a highly convenient location.

...expect excellence



SELLER'S SECRET

I've loved how spacious and versatile the house feels across all three floors, especially as I was downsizing when I moved here. The top-floor main bedroom has incredible storage, and when I first viewed the property it virtually ticked every box I was looking for. The garden also feels wonderfully private it's the perfect spot to sit and enjoy a coffee.



Why we like it....

A huge feature of this home is the beautiful walks to Rushden Lakes. It's a beautifully presented townhouse offering generous proportions throughout, excellent storage, and a layout that perfectly suits modern family living.

OSCAR JAMES

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To buy or not to buy....
