

# CHARLES ORLEBAR

Estate Agents & Auctioneers



17 Eliot Way, Higham Ferrers, NN10 8PD

Offers In Excess Of £465,000





# 17 Eliot Way

Higham Ferrers, NN10 8PD

- 4 Bedrooms
- Ensuite, family bathroom & w/c
- 3 Reception rooms
- Immaculate condition
- Double garage
- Utility
- Sought after location
- Walking distance to Rushden Lakes

Nestled in the desirable Squires Gate, this immaculate detached home offers a perfect blend of comfort and modern living. The property boasts four spacious bedrooms and two well-appointed bathrooms, making it an ideal family home.

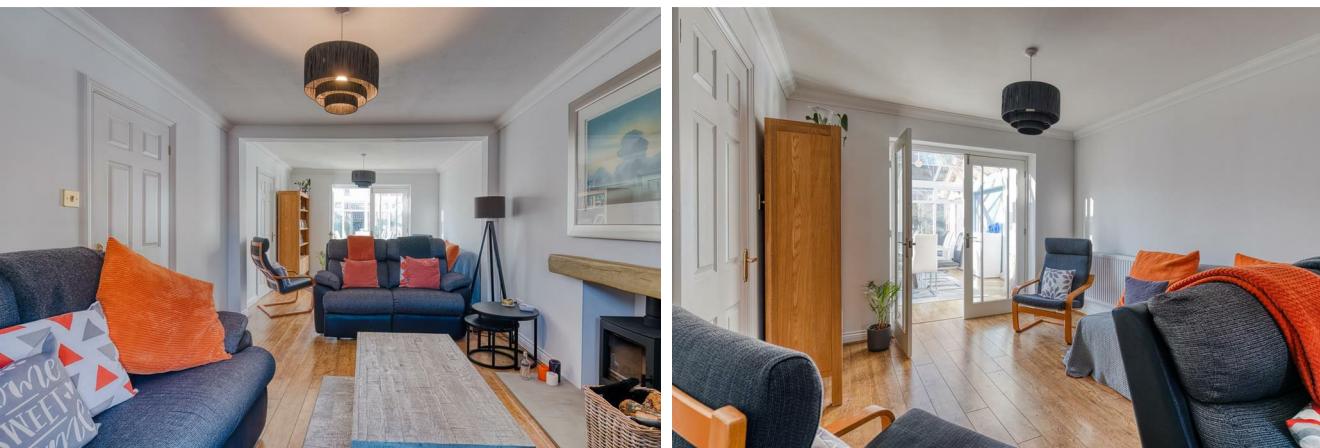
As you enter, you will be greeted by three inviting reception rooms that provide ample space for both entertaining guests and enjoying quiet family time. The layout is thoughtfully designed, allowing for a seamless flow between the living areas while also offering separate spaces to retreat to when needed.

The heart of the home is the contemporary kitchen, which has been recently updated along with the boiler, ensuring efficiency and style. The property is set back from the road, providing a sense of privacy with only four neighbouring homes.

For those who appreciate outdoor activities, the estate features lovely parks, perfect for family outings and leisurely walks. Additionally, the property is conveniently located within walking distance to the High Street, allowing easy access to local shops and amenities without the noise of main roads.

Parking is a breeze, complemented by a double garage and a large driveway. Furthermore, this home is one of the closest addresses to the popular Rushden Lakes, offering a variety of shopping and recreational options.

In summary, this exceptional property on Eliot Way is not just a house; it is a wonderful place to call home, ideal for families seeking a vibrant community and a comfortable lifestyle.



## Hall

## Snug

10'11" x 8'3" (3.33m x 2.51m)

## Living Room

24'3" x 10'6" (7.40m x 3.20m)

## Conservatory

## Double Garage

## WC

## Kitchen

9'11" x 14'10" (3.02m x 4.52m)

## Utility

4'9" x 5'7" (1.45m x 1.70m)

## Landing

## Bedroom 1

9'10" x 13'5" (3.00m x 4.09m)

## En-suite

## Bedroom 2

12'0" x 8'11" (3.67m x 2.72m)

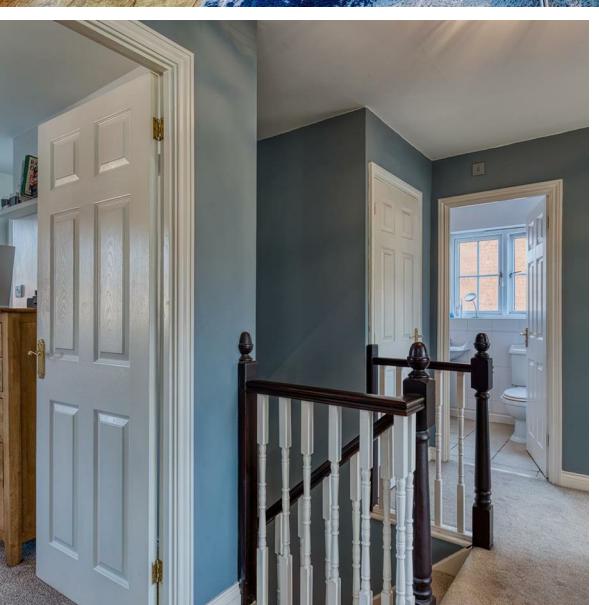
## Bedroom 3

8'11" x 8'6" (2.72m x 2.58m)



**Bedroom 4**  
**Family Bathroom**

8'11" x 7'10" (2.72m x 2.38m)





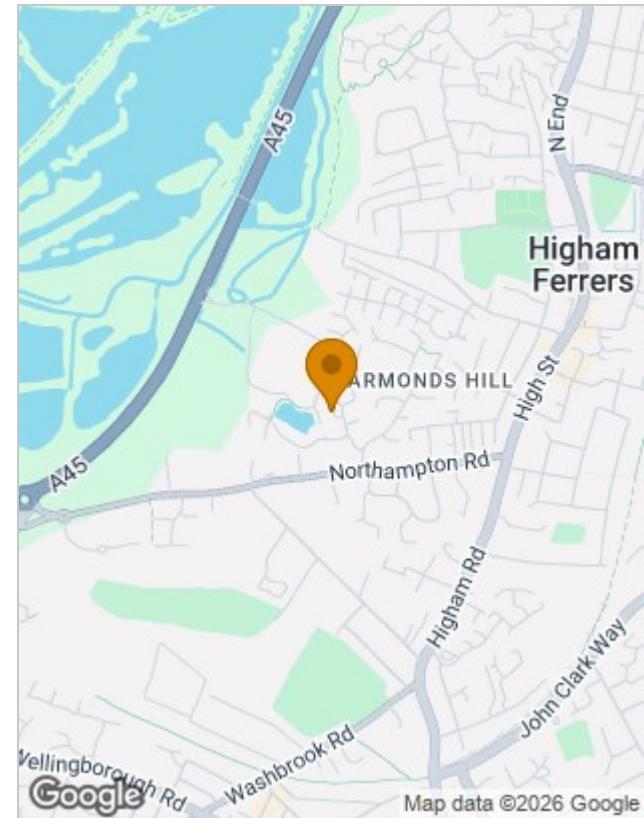
## Floor Plans



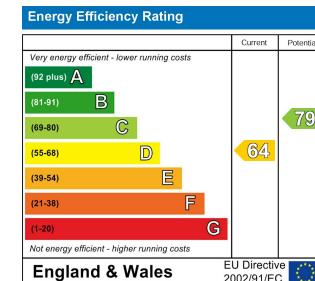
## Viewing

Please contact our Sales Office on 01933313600 if you wish to arrange a viewing appointment for this property or require further information.

## Location Map



## Energy Performance Graph



**Council Tax Band: E**  
North Northants

**Tenure:** Freehold

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.