

CHARLES ORLEBAR

Estate Agents & Auctioneers



14 Blackwell Close, Higham Ferrers, Rushden, NN10 8PJ

Offers In Excess Of £500,000



5



3



2



3



14 Blackwell Close

Rushden, NN10 8PJ

- 5 Bedrooms
- Approx 2300sqft
- Offroad parking
- Utility
- Log burner
- Immaculate condition
- Landscaped gardens
- Ideal location fronting onto a stream
- Built in wardrobes to all bedrooms
- Bifold doors to kitchen/diner

An exceptional five-bedroom detached family home occupying a prime position on the sought-after Blackwell Close in Higham Ferrers, overlooking a picturesque stream and communal green space to the front. Presented in immaculate condition throughout, this stunning three-storey home has been extensively upgraded by the current owners, including contemporary bathrooms, a superb kitchen, updated boiler, internal doors, décor and beautifully landscaped gardens, creating a true turnkey property.

The accommodation is spacious and versatile. A bay-fronted living room enjoys attractive views over the greenspace and features a charming log-burning stove, whilst a second bay-fronted reception room provides the perfect snug, playroom or home office. To the rear, the impressive kitchen/dining room forms the heart of the home, boasting a central island, integrated appliances and bifold doors opening onto the landscaped rear garden, ideal for entertaining and family life.

The first floor offers three generous bedrooms, all with fitted wardrobes. The superb principal suite features a dressing area with additional wardrobes and a stylish en-suite shower room. A luxurious family bathroom includes a freestanding bath and separate shower. On the top floor are two further double bedrooms, both with fitted wardrobes, together with an additional shower room, making an ideal space for older children, guests or multi-generational living.

Outside, the rear garden has been thoughtfully designed to provide attractive seating and entertaining areas. The double garage has been partially converted, with the rear section currently used as a games room, although it could easily be returned to full garage use if required.

Perfectly positioned within walking distance of Henry Chichele School, the property also enjoys access to footpaths leading into Higham Ferrers town centre, Stanwick Lakes and Rushden Lakes.

A rare opportunity to acquire a substantial family home in an ideal location!

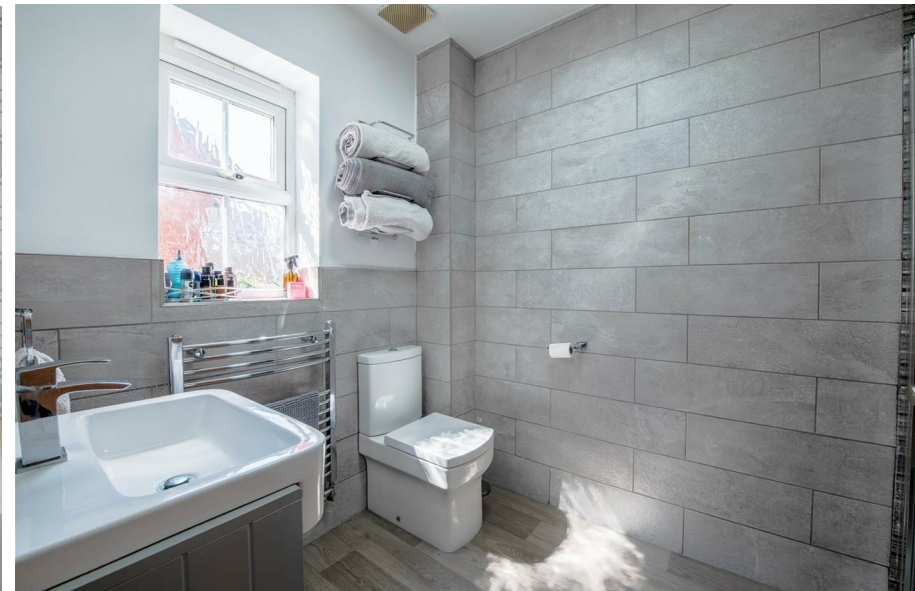
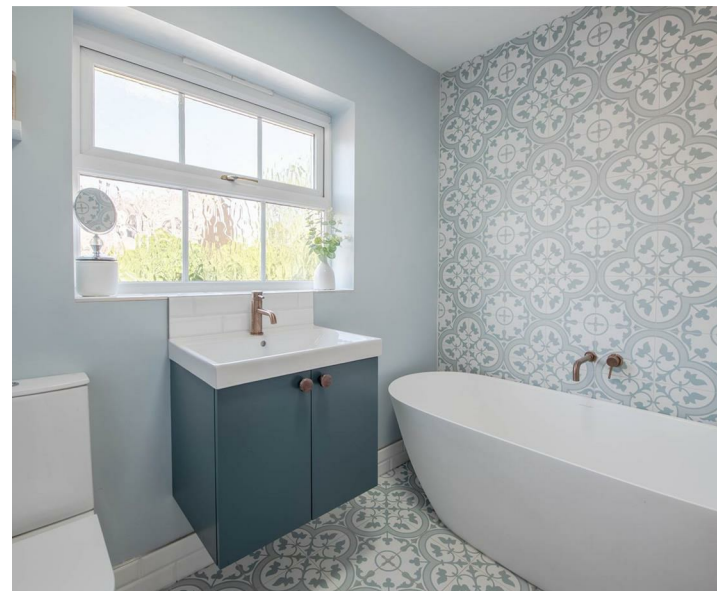


Offers In Excess Of £500,000

Hall	16'2" x 6'2" (4.92m x 1.88m)
Dining Room	11'8" x 11'5" (3.55m x 3.47m)
Living Room	22'5" x 12'8" (6.83m x 3.86m)
WC	5'10" x 2'11" (1.79m x 0.88m)
Kitchen/Dining Room	21'5" x 11'0" (6.52m x 3.35m)
Utility Room	5'11" x 6'2" (1.81m x 1.88m)
Landing	12'1" x 9'9" (3.69m x 2.97m)
Bedroom 1	17'0" x 11'1" (5.17m x 3.37m)
Dressing Room	4'7" x 6'2" (1.39m x 1.88m)
En-suite Shower Room	5'10" x 6'7" (1.78m x 2.00m)
Bedroom 2	15'0" x 12'8" (4.57m x 3.86m)
Bedroom 4	7'3" x 12'8" (2.20m x 3.86m)
Bathroom	5'10" x 8'4" (1.78m x 2.53m)



Landing	8'8" x 6'2" (2.64m x 1.88m)
Shower Room	5'4" x 8'1" (1.62m x 2.46m)
Bedroom 3	14'1" x 12'8" (4.29m x 3.86m)
Bedroom 5	14'1" x 11'0" (4.29m x 3.35m)
Games Room	17'5" x 12'8" (5.32m x 3.86m)

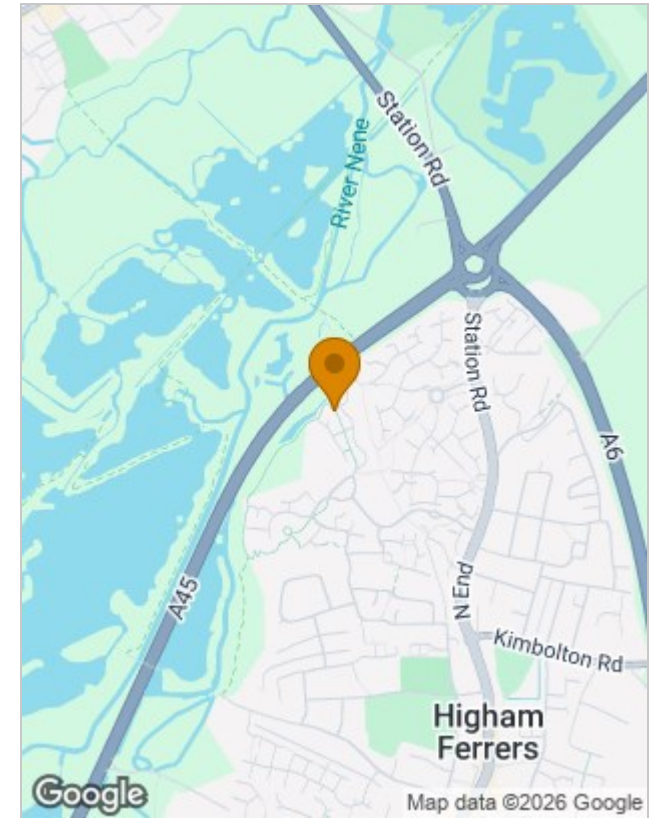




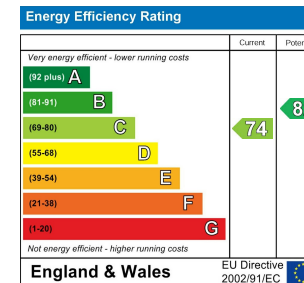
Floor Plans



Location Map



Energy Performance Graph



Council Tax Band: F
North Northants

Tenure: Freehold

Viewing

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

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.

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