CHARLES ORLEBAR
Estate Agents & Auctioneers

13 Bryant Way, Higham Ferrers, Rushden, NN10 8EG

£300,000

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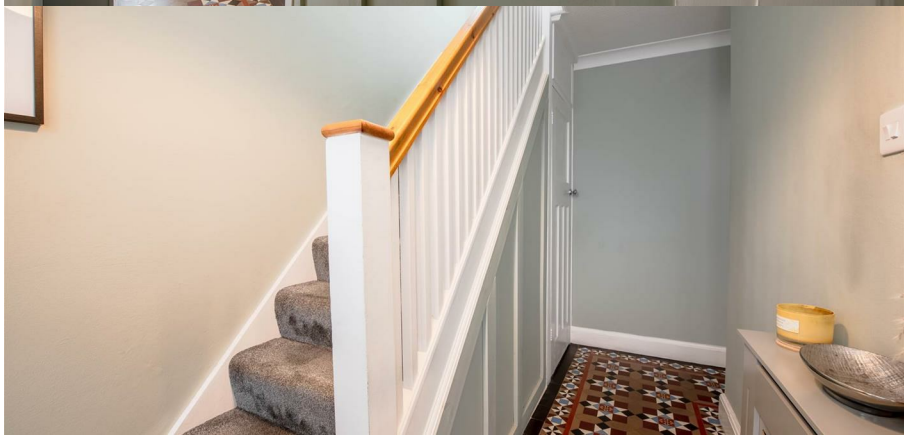
Rushden, NN10 8EG

£300,000

- 3 Bedrooms
- Offroad parking
- West facing garden
- WC
- Immaculate condition
- Garage
- Utility
- Open plan

Situated in a quiet and highly sought-after location on Bryant Way, Higham Ferrers, this immaculately presented three-bedroom semi-detached home offers modern, move-in ready accommodation with no work required.
The property spans approximately 1,004 sq ft and benefits from stylish décor throughout. The ground floor features a bay-fronted living room which opens into a contemporary kitchen/diner, creating a bright and sociable space ideal for everyday living and entertaining. There is also a separate utility room and a convenient downstairs WC.
Upstairs, there are two well-proportioned double bedrooms, both with built-in wardrobes, along with a good-sized single bedroom, perfect for use as a child's room, guest room or home office. A modern family bathroom completes the first floor.
Externally, the property offers off-road parking, a single garage and a private west-facing rear garden, ideal for enjoying the afternoon and evening sun.
The location is a key feature, positioned close to Wharf Road, providing excellent access to scenic countryside walks, while still being within easy reach of the centre of the popular market town of Higham Ferrers, with its range of local amenities, shops and schooling.
A fantastic opportunity to acquire a beautifully presented home in a desirable setting.

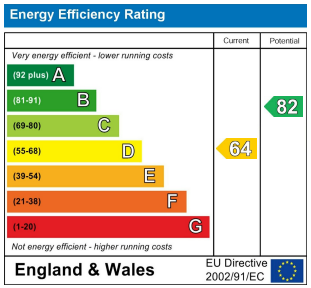
Porch	1'7" x 5'11" (0.47m x 1.80m)
Hall	12'8" x 5'11" (3.86m x 1.80m)
Kitchen/Dining/Family Room	23'11" x 18'4" (7.30m x 5.58m)
Utility	10'9" x 7'8" (3.27m x 2.34m)
WC	5'5" x 2'3" (1.66m x 0.68m)
Landing	8'4" x 6'7" (2.53m x 2.00m)
Bedroom 1	13'3" x 12'2" (4.05m x 3.70m)
Bedroom 2	12'8" x 10'11" (3.86m x 3.33m)
Bedroom 3	9'3" x 7'1" (2.82m x 2.16m)
Bathroom	5'11" x 5'11" (1.80m x 1.80m)



Floor Plans

Location Map

Energy Performance Graph



Council Tax Band: B
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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