

CHARLES ORLEBAR

Estate Agents & Auctioneers



15 Duchy Close, Higham Ferrers, NN10 8BZ

£280,000



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£280,000

15 Duchy Close

Higham Ferrers, NN10 8BZ

- 3 Bedrooms
- Walking distance to local amenities and schools
- Private rear garden
- Lounge/diner
- Offroad parking
- Large garage
- W/c
- Scope to extend (subject to permissions)

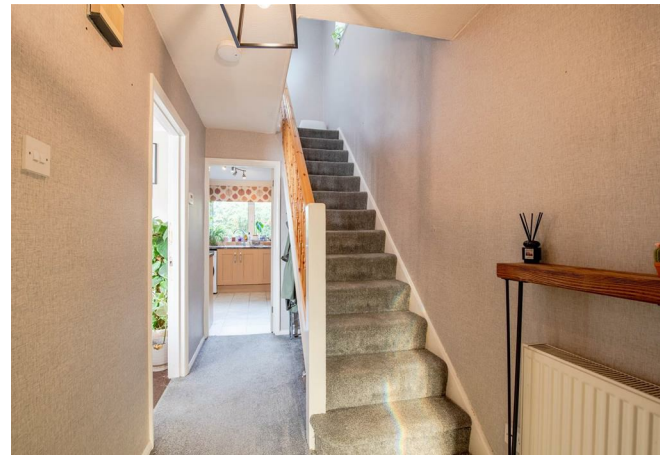
Nestled in the charming cul-de-sac of Duchy Close, Higham Ferrers, this delightful semi-detached house offers a perfect blend of comfort and convenience. With a generous amount of living space, the property features three well-proportioned bedrooms and a welcoming reception room, making it an ideal home for families or those seeking extra space.

Built in the 60's, this residence has been thoughtfully extended to include a larger-than-average garage, which presents an excellent opportunity for a workshop or potential conversion into additional living space. The home has been recently redecorated throughout, ensuring a move-in ready experience while still allowing for personal touches, extension (subject to permissions) or further improvements if desired.

The location is truly a highlight, situated within walking distance of a vibrant market town that hosts a farmers' market every last weekend of the month. Residents will appreciate the proximity to a variety of local amenities, including butchers, a fruit and vegetable shop, a deli, a bakery, and an array of boutique shops, pubs, and restaurants. This lively community atmosphere is perfect for those who enjoy the convenience of having everything they need close at hand.

The property boasts a private garden, providing a peaceful retreat for relaxation and outdoor activities. With parking available for up to three vehicles, this home is not only practical but also offers a serene environment for family living.

In summary, this semi-detached house on Duchy Close is a wonderful opportunity for anyone looking to settle in a friendly market town, with ample space and modern comforts.



Hall

WC

Lounge/Diner 20'7" x 14'6" (6.27m x 4.42m)

Kitchen 10'1" x 17'2" (3.08m x 5.23m)

Garage

Landing

Family Bathroom

Bedroom 1 9'10" x 11'10" (3.00m x 3.61m)

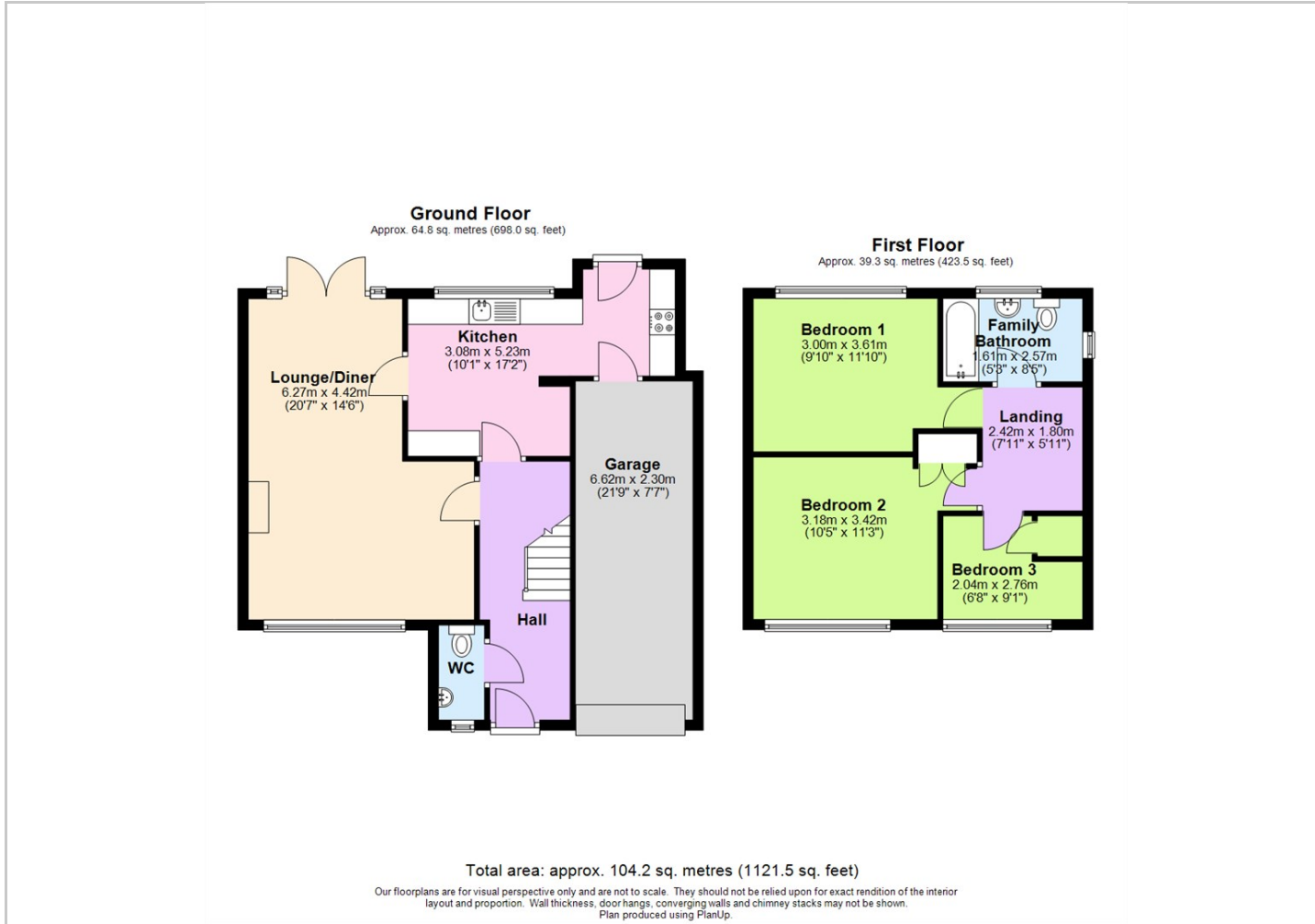
Bedroom 2 10'5" x 11'3" (3.18m x 3.42m)

Bedroom 3 6'8" x 9'1" (2.04m x 2.76m)





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.

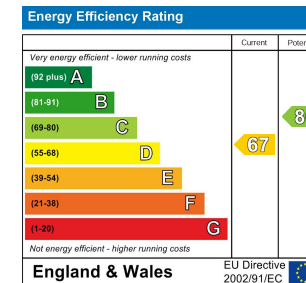
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Location Map



Energy Performance Graph



Council Tax Band: B
North Northants

Tenure: Freehold