

# Heron Close Higham Ferrers

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Total area: approx. 129.2 sq. metres (1391.2 sq. feet)



This plan is a guide only to represent the layout of the property and is not totally to scale. The bathroom fittings and kitchen units may vary in shape and size.

The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale.

Heron Close Higham Ferrers NN10 8LN  
Freehold Price £415,000

**Wellingborough Office**   
27 Sheep Street Wellingborough  
Northants NN8 1BS  
01933 224400

**Irthlingborough Office**   
28 High Street Irthlingborough  
Northants NN9 5TN  
01933 651010

**Rushden Office**   
74 High Street Rushden  
Northants NN10 0PQ  
01933 480480





**NO CHAIN - Situated in a cul-de-sac and built in 2016 by David Wilson Homes is this modern four double bed roomed detached house which features a stunning open plan kitchen/dining/family room plus a double width driveway providing off road parking for two cars. Inside you'll find a handy utility room, two bathrooms and built-in wardrobes to the main bedroom. Step outside to a well cared for and landscaped rear garden with pergola and a single garage. The accommodation briefly comprises entrance hall, cloakroom, lounge, kitchen/dining/family room, utility room, four bedrooms, ensuite shower room, family bathroom, gardens to front and rear, single garage and driveway.**

Enter via front door to:

**Entrance Hall**

Stairs rising to first floor landing, radiator, doors to:

**Cloakroom**

Comprising low flush W.C., corner wall mounted wash hand basin, tiled splash backs, radiator, built-in cupboard, extractor.

**Lounge**

15' 2" max. x 12' 6" (4.62m x 3.81m)

Bay window to front aspect, window to side aspect, two radiators, under stairs storage cupboard.

**Kitchen/Dining/Family Room**

19' 2" max. x 15' 10" max. (5.84m x 4.83m)

Comprising stainless steel single drainer sink unit with cupboard under, a range of eye and base level units providing work surfaces, built-in stainless steel double oven, six ring gas hob, extractor hood, plumbing for dishwasher, space for fridge freezer, spotlights to ceiling, tiled splash backs, box bay with French door to rear aspect, door to:

**Utility Room**

9' 2" x 5' 9" (2.79m x 1.75m)

Comprising base level units providing work surfaces, plumbing for washing machine, space for tumble dryer, tiled splash backs, door to rear aspect, extractor, concealed wall mounted gas boiler serving domestic central heating and hot water systems.

**First Floor Landing**

Airing cupboard housing hot water cylinder, window to side aspect, radiator, loft access, doors to:

**Master Bedroom**

12' 6" x 12' 1" (3.81m x 3.68m)

Windows to front and side aspects, radiator, range of built-in wardrobes, door to:

**Ensuite Shower Room**

Comprising low flush W.C., pedestal wash hand basin, shower cubicle, tiled splash backs, window to front aspect, radiator, extractor.

**Bedroom Two**

13' 5" max. x 10' 11" (4.09m x 3.33m)

Window to front aspect, radiator.

**Bedroom Three**

10' 1" x 9' 6" widening to 11' 5" (3.07m x 2.9m)

Window to rear aspect, radiator.

**Bedroom Four**

11' 10" x 8' 8" (3.61m x 2.64m)

Window to rear aspect, radiator.

**Family Bathroom**

Comprising low flush W.C., pedestal wash hand basin, panelled bath, shower cubicle, tiled splash backs, window to rear aspect, heated towel rail, extractor.

**Outside**

Front - Lawn with bushes and shrubs, double width driveway providing off road parking for two cars, leading to:

Garage - Up and over door, power and light connected.

Rear - Patio area, lawn with borders stocked with a variety of plants, shrubs and bushes, wooden decked area with pergola, outside water tap, enclosed by wooden fencing and brick walling with gated side pedestrian access.

**Material Information**

The property tenure is Freehold.

**Estate Charge**

We understand there is an estate charge of approx. £100.00 per annum, payable to Greenbelt Ltd. These details should be checked by the purchasers legal representative before exchange of contracts.

**Energy Performance Rating**

This property has an energy rating of B. The full Energy Performance Certificate is available upon request.

**Council Tax**

We understand the council tax is band E (£2,803 per annum. Charges for 2024/2025).

**Agents Note**

Please be aware that some photographs used in our particulars are obtained using a wide-angle lens.

**Conveyancing**

We are able to offer a free quotation for your conveyancing from a panel of local solicitors or licensed conveyancers.

**Offers**

For offers to be submitted in the best light, the majority of vendors require us to confirm buyers have been financially qualified. We will require a Mortgage Certificate or Agreement In Principle (A.I.P.) and proof of deposit or cash. This information will be treated confidentially and will not be seen by any other party. We are obliged by law to pass on all offers to the vendors until contracts have been exchanged.

**Money Laundering Regulations 2017 & Proceeds of Crime Act 2002**

In order to comply with the above Regulations, an intending purchaser will be required to provide official I.D; proof of address, evidence of funding and source of deposit clearly showing the name of the account holder. If funds are being provided by a third party i.e. family, we will require the same from them too. We will verify clients identity electronically from the details provided. The information will be checked against various databases. This is not a credit check of any kind and does not affect credit history. We will retain a record on file.

**General Data Protection Regulations 2018**

Should you view or offer on this property, we will require certain pieces of personal information in order to provide a professional service to you and our client.

The personal information provided by you may be shared with the seller, but it will not be shared with any other third parties without your consent.

More information on how we hold and process your data is available on our website - [www.richardjames.net](http://www.richardjames.net)

**Mortgages**

We are able to offer our clients mortgage advice through our association with an independent mortgage advisor. Written quotations are available on request. A life policy may be required.

**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**

