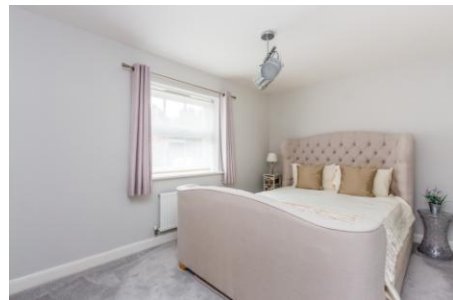


Patenall Way Higham Ferrers

richard james

www.richardjames.net



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.



Patenall Way Higham Ferrers NN10 8PL Freehold Price £435,000

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.

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

Irthlingborough Office
28 High Street Irthlingborough
Northants NN9 5TN
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Rushden Office
74 High Street Rushden
Northants NN10 0PQ
01933 480480



If you're searching for a modern four bed roomed detached family home with three reception rooms and that all important dream kitchen - this might just be the one for you! Extended by the current owners, the kitchen now has a stunning family area with roof lantern, several built-in appliances, an island with breakfast bar and quartz work surfaces. Further benefits include two bathrooms, single garage, off road parking for up to three vehicles, built-in wardrobes to all four bedrooms, low maintenance rear garden, uPVC double glazing and gas radiator central heating. The accommodation briefly comprises entrance hall, cloakroom, lounge, dining room, study, kitchen/family room, utility room, four bedrooms, ensuite shower room, family bathroom, gardens to front and rear, garage and driveway.

Enter via front door to:

Entrance Hall

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

Cloakroom

Comprising low flush W.C., pedestal wash hand basin, tiled splash backs, tiled floor, radiator, extractor.

Lounge

16' 8" x 12' 0" (5.08m x 3.66m)

Windows to rear and side aspects, two radiators, double doors to kitchen.

Dining Room

12' 9" x 9' 10" max into bay (3.89m x 3m)

Bay window to front aspect, radiator.

Study

10' 0" x 8' 2" min. (3.05m x 2.49m)

Bay window to front aspect, radiator.

Kitchen/Breakfast/Family Room

18' 6" max x 22' 7" max (5.64m x 6.88m)

Kitchen Area

Refitted to comprise twin sink unit with cupboard under, a range of eye level and base units providing quartz work surfaces, island unit, built-in 'Neff' oven, 'Neff' combi oven/microwave and warming drawer, 'Neff' five ring induction hob, built-in dishwasher, spotlights, space for American style fridge/freezer, through to:

Family Area

Sliding patio doors and two windows to rear aspect, door to rear aspect, roof lantern, built-in storage cupboards.

First Floor Landing

Loft access, oriel window to side aspect, airing cupboard housing hot water cylinder, radiator, doors to:



Master Bedroom

16' 10" x 11' 11" (5.13m x 3.63m)

Window to rear aspect, two radiators, a range of built-in wardrobes, door to:

Ensuite Shower Room

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

Bedroom Two

13' 10" max x 8' 5" (4.22m x 2.57m)

Window to front aspect, radiator, a range of built-in wardrobes.

Bedroom Three

11' 1" x 10' 7" (3.38m x 3.23m)

Window to rear aspect, radiator, a range of built-in wardrobes.

Bedroom Four

8' 5" max x 8' 0" max (2.57m x 2.44m)

Window to front aspect, built-in wardrobes with sliding mirrored doors, further range of built-in wardrobes, radiator.

Family Bathroom

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

Outside

Front - Mostly gravelled and enclosed by metal railings.

Rear - Of low maintenance design incorporating a wooden decked area, artificial lawn, borders stocked with a variety of plants and shrubs, wooden summer house, outside tap, enclosed by wooden fencing and brick walling with gated rear pedestrian access leading to off road parking for three cars.

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



Energy Performance Rating

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

Council Tax

We understand the council tax is band F (£3,312 per annum. Charges for 2024/25).

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

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.

