



2 Peverel Close, Higham Ferrers,  
Rushden, Northamptonshire. NN10 8LJ



£375,000

Freehold

Frosty Fields are delighted to offer this beautiful three bedroom detached bungalow for sale in the Historic market town of Higham Ferrers. Set in a private location and tucked away, this lovely bungalow offers everything you may need. Step outside and you can easily walk into the town itself to shop and maybe grab a coffee from one of the local cafes. The property is briefly laid out as follows; Entrance hallway, cloakroom, lounge-dining area, fully fitted kitchen, refurbished bathroom, inner hallway, three bedrooms, and family bathroom. There are front and rear gardens. This bungalow also has an extensive driveway which can easily accommodate several vehicles, or maybe a caravan or motorhome.





### Entrance

Step inside this beautiful bungalow via the uPVC door. there are opaque windows to the side. The entrance is bright and airy with stylish laminate flooring and radiator. Doors lead to the cloakroom and lounge-dining area.

### Cloakroom

Great addition to any property this cloakroom is fitted with a uPVC opaque window to the side aspect, stylish laminate flooring, low level WC, half shaped wash hand basin with vanity cabinet under, radiator.

### Lounge-Dining Room

3.10m x 6.54m (10' 2" x 21' 5") This is smart fashionable lounge dining - room is the perfect place for entertaining family and friends. Its natural beauty is enhanced by the window to the front allowing for the sunlight to stream in. The room is fitted with fashionable laminate flooring, with two radiators, TV point & telephone point. There are numerous electrical outlet sockets as well. Door to the inner hallway and Kitchen.

### Kitchen

2.96m x 2.83m (9' 9" x 9' 3") The kitchen is simply divine and dressed in white cabinets with featured polished wood effect work surfaces over. There's plenty of room to move around and cook, and while you are doing that maybe sneak a peek at the TV if you are so inclined. The cooker is 'Cooke & Lewis' design with gas stainless steel hob and shaped canopy over. The sink is stainless steel with 1.5 bowl inset with mixer taps and tiling to the water sensitive areas. The kitchen is also fitted with quadrant shaped lighting, consumer unit and laminate flooring. There is a space for the washing machine & fridge freezer and TV Point. Door to the side steps out onto the driveway.

### Inner Hallway

The inner hallway connects to all the other rooms within the bungalow. The flooring has newly laid grey textured laminate flooring.

### Bedroom One

3.33m x 3.54m (10' 11" x 11' 7") The master bedroom is set toward the rear of the bungalow. it is fitted with an array of stylish bedroom furniture. There is a window to rear and you can enjoy the garden when you draw back the curtains after a good night's sleep. There are numerous electrical outlet sockets and usb ports, radiator and TV Point. The light flooring is fashionable laminate.

### Bedroom Two

2.54m x 3.06m max (8' 4" x 10' 0") This bungalow doesn't disappoint with another good sized bedroom for family or guests to stay over. There is a window to the side allowing the sunlight to make it a nice bright room. The bedroom is fitted with numerous electrical outlet sockets, radiator and laminate flooring.

### Bedroom Three

2.56m x 3.03m (8' 5" x 9' 11") The third bedroom can offer you lots of choice and versatility should you wish not to use it as a bedroom. It can be a garden room, family room, or even a home office. There are French doors opening out onto the rear garden allowing for those light summer breezes to filter through on the balmy summer nights. There are numerous electrical outlet sockets, radiator. This bedroom is accessed from the hall by a bi-fold door to offer you more space..

### Family Bathroom

This super refurbished bathroom has everything you require. Fitted with a white suite, the bath also has a shower and rain shower over to wash those stressful relaxing days away, there is also a bi-folding shower screen. There is low level WC and shaped wash hand basin with vanity cabinet underneath. The bathroom is three quarters tiled to the water sensitive areas. There is a chrome ladder radiator and laminate flooring an extraction system. The bathroom also has a cupboard which houses the washing machine and tumble drier.

### Rear Garden

The rear garden can be accessed from the French doors by the way of the third bedroom, or from the kitchen side door from the driveway. The current owners have created a shaded secluded seating area where you can relax and read, or simply dine with friends and family. The garden offers an established lawn with plant & shrub borders. The central footpath allows you to walk without getting your wet feet from the grass direct to the side door of the garage. However, should you wish you can access the garage from the patio area. There is an outside tap and security lighting.

### Garage


3.41m x 5.54m (11' 2" x 18' 2") The garage is set back from the extensive long driveway. The door is remote controlled and internally the garage is fitted with power and light with door and window to the side. The driveway can easily allow for numerous vehicles, caravan or a motorhome such is the length. There are wooden gates opening up onto the front driveway and garden.

### Front Garden

The front garden is mostly laid to lawn with shrub borders to one side of the drive itself.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

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