



7 Crab Apple Drive, Higham Ferrers,
Rushden, Northamptonshire. NN10 8FG





£399,950

Freehold

Frosty Fields are delighted to bring to the market this lovely four bedroom detached family home in a cul-de-sac location in Higham Ferrers. Benefitting from a separate lounge, lovely kitchen/dining room and four good size bedrooms, this property is a must for a growing family.





Entrance Hall

Enter the hallway via a composite Upvc double glazed door to the front of the house. The hallway has a radiator, Nest heating control, an internal door to the garage, doors to kitchen/diner and lounge and stairs rising to the first floor landing.

Lounge

3.353m x 5.336m (11' 0" x 17' 6") The lounge has a lovely Upvc double glazed bay window to the front of the house. Further features include a radiator, T.V. point, telephone and internet point and touch lighting controls.

Kitchen

2.882m x 3.475m (9' 5" x 11' 5") With a Upvc double glazed window to the rear, this spacious kitchen with it's clean cut lines is fitted with sleek, white cabinets, has roll top work surfaces over, an integral dishwasher and a 1.5 bowl sink with a swan neck tap. Further features include a Zanussi oven, a Zanussi 4 ring steel hob with a stainless steel back plate and stainless steel canopy . There is also space for a fridge-freezer. Completing the kitchen is an under stairs cupboard to hide all those extras, a radiator and T.V. point.

Dining Area

The family dining area has French doors to the rear garden allows for natural light to flood in. A radiator and modern style vinyl flooring complement this stylish kitchen/diner.

Utility Room

1.734m x 1.781m (5' 8" x 5' 10") Offering a Upvc double glazed door to the rear, the utility room houses a stainless steel sink with swan neck mixer taps. Further features include base cupboard, roll top work surfaces, a radiator, a Logic Combination boiler and vinyl flooring.

Downstairs Cloakroom

White low-level W.C, hand basin with pedestal, radiator and extractor fan.

Landing

With stairs rising from the entrance hall, expect to find on the landing a radiator, door to an airing cupboard and loft access.

Master Bedroom

2.692m x 4.769m (8' 10" x 15' 8") Bathed in neutral tones, the master bedroom looks out the front of the property via a Upvc double glazed window. There is also a radiator and door to the en-suite.

En-suite

1.7844m x 1.904m (5' 10" x 6' 3") With an opaque UPVC double glazed window to the front, this chic en-suite comprises of a modern, white low-level W.C. a hand basin (with pedestal) with flip top tap, a double shower tray with bi-fold shower doors, a radiator, shaver socket and extractor fan. The en-suite further benefits from

tiling to all splash-back areas and grey and white mosaic vinyl covering the floor.

Bedroom Two

3.362m x 4.265m (11' 0" x 14' 0" including wardrobes) This spacious bedroom is also decorated in a neutral palette, has a Upvc double glazed window to the front elevation, mirror wardrobes and a T.V. point.

Bedroom Three

2.790m x 3.531m (9' 2" x 11' 7") With a Upvc double glazed window overlooking the garden, bedroom three also have a radiator and a T.V. point.

Bedroom Four

2.506m x 2.920m (8' 3" x 9' 7") With a Upvc double glazed window overlooking the garden, bedroom four also has a radiator, T.V. and internet points.

Family Bathroom

1.532m x 2.499m (5' 0" x 8' 2") The family bathroom has an opaque Upvc double glazed window to the rear and has a modern, white low-level W.C, a rectangular sink with pedestal and flip top taps and a white double-ended bath with hand held shower attachment over. There is grey tiling to splash back areas, a chrome ladder radiator and grey and white mosaic vinyl flooring complete the picture.

Rear Garden

The rear garden benefits from a large, contemporary patio (inclusive of inspection hatches) with steps down to a lawned area. The lawn is encompassed by log-roll borders filled with a range of shrubs. Contemporary lighting allows the garden to come alive in the evening, and lights have been additionally inserted into the patio. The garden is fully enclosed by timber fencing, benefits from a garden shed, has an outside tap and a side gate for access.

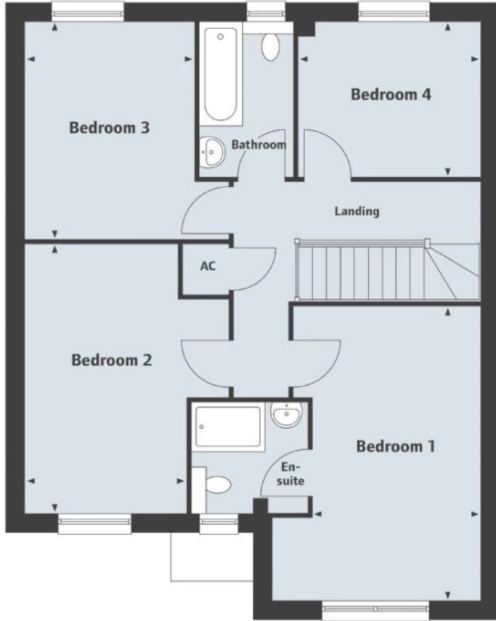
Front Garden

The front incorporates a driveway whilst edged paving and narrow borders surround a front garden laid with astro turf. Access to the rear can be made through a wooden gate to the side of the house.

Garage

2.432m x 4.989m (8' 0" x 16' 4") Enter via an up and over door. The garage includes power and lighting and houses the consumer unit.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		93
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Raunds, Northamptonshire

01933 825154

nigel@frostyfields.co.uk