



Situated in a CUL-DE-SAC LOCATION on the POPULAR STEFEN HILL DEVELOPMENT is this WELL PRESENTED and EXTENDED FAMILY HOME. With accommodation comprising of entrance hall, 21' LOUNGE, dining room, STUDY/SNUG, kitchen, UTILITY ROOM, CLOAKROOM, THREE DOUBLE BEDROOMS and shower room. Outside is a well stocked SOUTHERLY FACING REAR GARDEN, single garage and BLOCK PAVED DRIVEWAY providing off road parking for three cars. The property benefits from Upvc double glazing and gas central heating. VIEWING IS ADVISED. Fast Find 2111, EPC - TBC



fast find
2111

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20 photos available
on our Website



2 floorplans available
on our Website

£300,000

12 Merton Road, DAVENTRY

Entered via

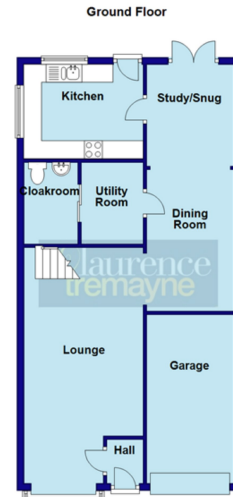
Part glazed Upvc double door into

Entrance Hall 4'0 x 3'0 (1.22m x 0.91m)

A small hallway with radiator, ceramic tiled floor, door to

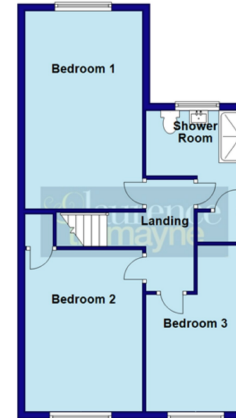
Lounge 21'2 into bay x 10'10 (6.45m into bay x 3.30m)

A spacious lounge with Upvc box bay window to front aspect, wood laminate flooring, stairs rising to first floor landing, telephone point, television point, recess spot lights, thermostatic control, two radiators, archway to



Total area: approx. 124.8 sq. metres (1343.5 sq. feet)

First Floor



Dining Room 13'10 x 8'0 (4.22m x 2.44m)

Another good sized room with ceramic tiled floor, door to utility room, doorway to study/garden room.

Utility Room 7'5 x 5'10 (2.26m x 1.78m)

Ceramic tiled floor, hanging space for coats, sliding door to

Downstairs Cloakroom 7'5 x 5'0 (2.26m x 1.52m)

A suite comprising of low level WC, pedestal wash hand basin with mixer tap, tiling to water sensitive areas, ceramic tiled

floor, space and plumbing for washing machine and tumble dryer with work top over and eye level units, heated towel rail, extractor.

Kitchen 10'4 x 8'8 (3.15m x 2.64m)

Fitted with a range of eye and base level units with rolled edge work tops, inset double electric oven, ceramic hob and extractor

over, one and a quarter bowl stainless steel sink and drainer with mixer tap, tiling to water sensitive areas, space and plumbing for dish washer, radiator, opaque Upvc double glazed window to side aspect, Upvc double glazed window to rear aspect with views over the rear garden, part opaque Upvc double glazed stable door to rear aspect.



Study/Snug 9'4 x 8'8 (2.84m x 2.64m)

A lovely addition to this property with Upvc double glazed doors opening out onto the rear garden, ceramic tiled floor, radiator, space for upright fridge/freezer.

First Floor Landing 10'10 x 4'4 (3.30m x 1.32m)

Access to loft, doors to all first floor accommodation.

Bedroom One 17'4 x 10'4 (5.28m x 3.15m)

An extended double bedroom with a dressing area, recess spot



lights, radiator, Upvc double glazed window to rear aspect with views over the rear garden.

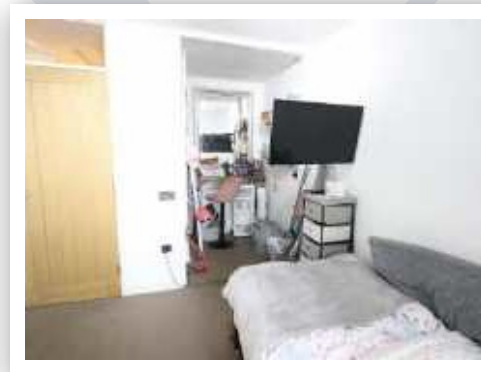
Bedroom Two 14'2 x 10'4 (4.32m x 3.15m)

Another double bedroom with with Upvc double glazed window to front aspect, radiator, built in storage cupboard.

Bedroom Three 15'6 reducing to 10'4 x 8'10 (4.72m reducing

A further double bedroom with Upvc double glazed window to front aspect, radiator, dressing area.

Shower Room 8'0 max x 7'6 (2.44m max x 2.29m)



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Fitted with a three piece white suite comprising of a concealed unit WC, circular wash hand basin with mixer tap built into a vanity unit, large walk in shower cubicle with plumbed in shower, full height tiling to all walls, ceramic tiled floor recess lighting, storage cupboard with light.

Outside

Rear

A delightful Southerly facing rear garden with a large paved patio

area, outside tap, raised beds with shrub and flower borders, side access with gated access to front, outside lighting, further raised beds with shrubs and flower borders, with gravel patio area enclosed by further shrubs and flowers, raised decked patio area, ornamental pond, the garden is enclosed by timber fencing.

Front

A low maintenance frontage with block paved drive for three cars leading to single garage, the front is enclosed by mature hedging.

Garage

Up and over door, power and light connected.

**Viewing strictly by
appointment with the agent**



Agents Disclaimer

Floorplans: are for general guidance only and not to scale and should not be used as a basis for the purchase of furnishings and furniture. Measurements: are for general guidance only. The buyer is therefore advised to check measurements if they are required for any other purpose, eg fitted carpets, furniture. Appliances: Laurence Tremayne Estate Agents have not tested any apparatus, equipment or fitting for services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

MORTGAGE ADVICE

Independent mortgage advice is available, without charge, for all prospective purchasers of this property. Written quotations available on request.

"YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR ANY OTHER LOAN SECURED ON IT"

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