



41 Merryhill
Northampton, NN4 9YH



Derran Dooley
Partnered With
Simpsons
Property Experts

Tucked away in a peaceful cul-de-sac in the ever-popular West Hunsbury, this beautifully presented three-bedroom semi-detached home offers the perfect blend of comfort, practicality, and lifestyle – ideal for buyers looking for a move-in ready home with a complete chain.

Positioned on a generous corner plot, the home immediately feels welcoming. Step inside and you're greeted by an entrance hall leading through to a cosy sitting room – perfect for relaxing evenings. To the rear, the kitchen/dining room forms the heart of the home, flowing effortlessly into a superb conservatory with a solid insulated roof. This versatile space creates an additional reception area, ideal as a second lounge, playroom, or year-round dining space overlooking the garden.

Upstairs, the layout is both practical and well-balanced, offering a main bedroom with built-in wardrobes, a further double bedroom, and a single bedroom – ideal for a child's room, nursery, or home office. A modern refitted four-piece shower room completes the first floor.

Outside is where this home truly comes into its own. The rear garden provides a great setting for both relaxing and entertaining, with a patio seating area and lawn framed by planted borders. A standout feature is the covered lean-to BBQ area, creating the perfect spot for socialising whatever the weather. This is complemented by an attached shed, offering excellent and much-needed storage space.

Practicality continues with additional parking to the rear as well as a driveway to the front, making this home ideal for households with multiple vehicles.

Further benefits include gas radiator heating and uPVC double glazing throughout.

Council Tax Band - C

EPC Rating - C

Offers over £250,000



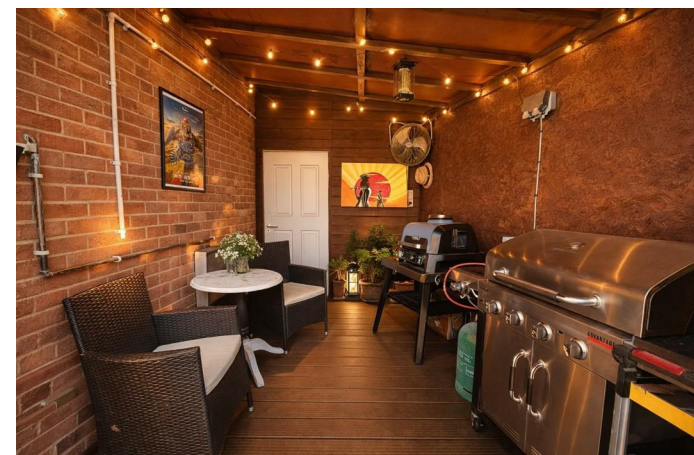
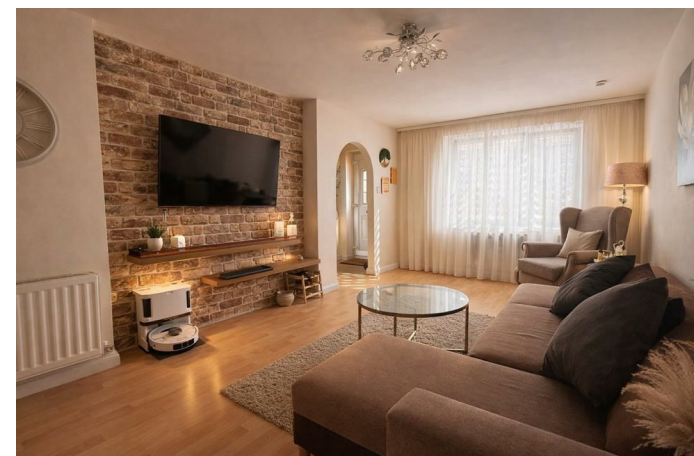
3



1



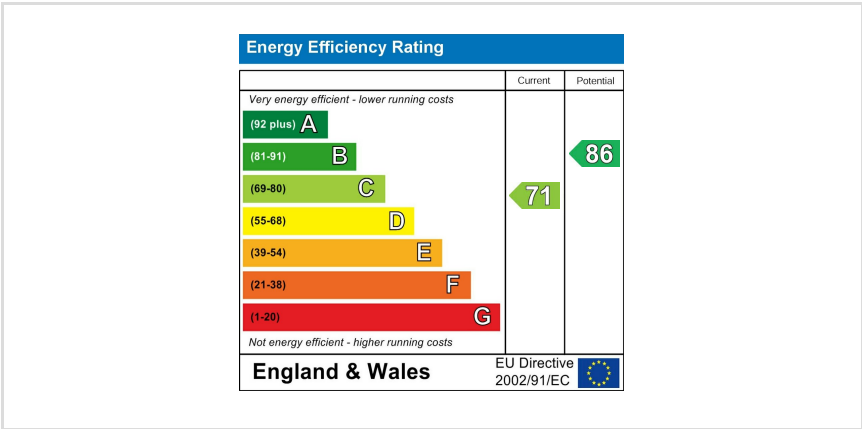
2





TOTAL FLOOR AREA: 775sq ft (72.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is copyright to Simpson and Partners and is for illustrative purposes and should only be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability can be given. Made with Hektape ©2020





Derran Dooley
Partnered With
Simpsons
Property Experts

Tel: 01604 969706

Email: northampton@simpsonspropertyexperts.co.uk

Web: simpsonspropertyexperts.co.uk/our-locations/northampton

