


Connells

Merryhill
Northampton

# Merryhill
# Northampton NN4 9YH

for sale
**£315,000**







## Property Description

A four-family home in the residential area of West Hunsbury. A spacious and versatile property with the scope to make a brilliant family home.

When entering the property, you will find the entrance hall with access through to a refitted kitchen/diner, perfect for hosting and entertaining, with patio doors also to the rear. You will also find a spacious lounge, with further access to the utility room and convenient ground floor w.c.

To the first floor you will find the spacious landing, leading to four well-appointed bedrooms. Also, the added benefit of a study room, and two-family bathrooms.

To the rear you will find a low maintenance rear garden and to the front an enclosed garden with stairs leading to the front door. Allocated parking to the property allowing for convenance.

This property is located in a highly desirable areas of West Hunsbury, with local amenities and schooling close by.

## Entrance Porch

Enter via patio door to the front aspect. Further door to the entrance hall.,

## Cloakroom

Wash hand basin and low level WC. Window to the side aspect.

## Lounge

Window to the side and front aspects. Patio door to the front aspect. Wall mounted radiator.

## Dining Room

Window to the front aspect. Wall mounted radiator.

## Kitchen

Wall and base units. Worksurfaces. Sink and drainer unit. Breakfast bar. Induction hob Built in oven Plumbing for washing machine and dishwasher. Patio door to the rear garden Window to the rear.

## Utility Room

Plumbing for washing machine. Door to the rear garden.

## Landing

Access to all room.

## Bedroom One

Juliet balcony. Window to the side aspect. Wall mounted radiator.

## Bedroom Two

Window to the front aspect. Wall mounted radiator.

## Bedroom Three

Window to the side aspect. Wall mounted radiator.

## Bedroom Four

Window to the side aspect. Wall mounted radiator. Fitted wardrobes. Access to loft space.

## Study

Window to the front aspect. Wall mounted radiator.

## Shower Room

Shower cubicle, Hand wash basin and low level WC. Extractor fan. Window to the rear aspect. Wall mounted radiator.

## Bathroom

Bath with electric shower over, wash hand basin and low level WC.

## Outside

## Front Garden

Laid to lawn. Steps leading to the front door

## Rear Garden

Astro turf. Decking area.







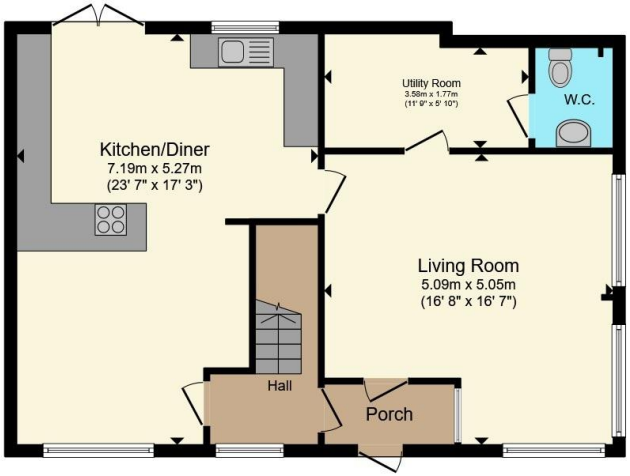




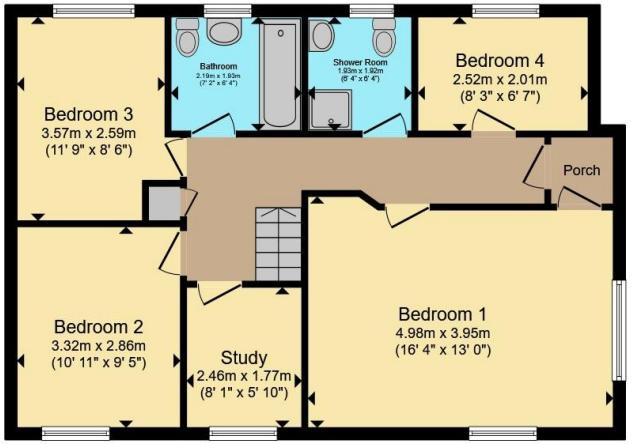









## Ground Floor




## First Floor

Total floor area 148.2 m² (1,596 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

**T 01604 706644**
**E woottonfields@connells.co.uk**

11 Tudor Court Wootton Hope Drive Wootton
NORTHAMPTON NN4 6FF

EPC Rating: C

Council Tax Band: C

Tenure: Freehold

**view this property online connells.co.uk/Property/WFL408860**

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.