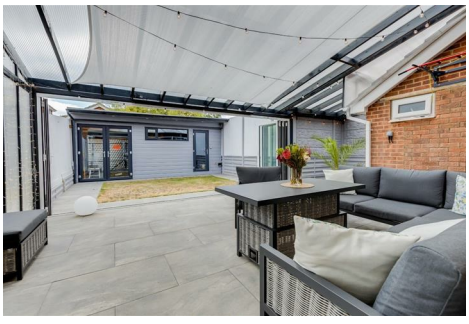
4 Merryhill
West Hunsbury
NORTHAMPTON
NN4 9YH

£290,000









- SEMI-DETACHED HOME
- KITCHEN / DINER
- LARGE ENCLOSED LEAN-TO WITH BI-FOLD DOORS
- GARAGE / STORAGE AREA
- GAS CENTRAL HEATING
- THREE BEDROOMS
- EXCELLENT CONDITION
- OFF ROAD PARKING
- UPVC DOUBLE GLAZING
- ENERGY EFFICIENCY RATING : C

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A superb three bedroom semi detached home in a sought after location, recently updated by the current owners to be offered in excellent condition, with the rare benefit of a large fully enclosed lean-to to the rear with bi-fold doors, offering a fantastic covered space for children or entertaining. With accommodation comprising in brief; entrance hall, lounge, and kitchen/diner to the ground floor, with three bedrooms and a bathroom to the first floor. Externally is a garden and driveway for two cars to the front, to the rear is a fully enclosed lean to leading to a lawn area and two secure storage areas with UPVC doors, to the side is a garage/storage area with the front replaced to a UPVC window, offering potential to be converted into a further home office/gym/reception room. The property also benefits from UPVC double glazing and gas radiator heating.

Entrance Hall
Enter via UPVC door, stairs rising to first floor, wooden laminate flooring, radiator.

Lounge
16'1" x 10'7" (4.91 x 3.25)
UPVC window to front aspect, feature fireplace with decorative surround, dado rail, two radiators.

Kitchen / Diner
13'10" x 9'1" (4.23 x 2.78)
UPVC window and door to rear aspect, a range of wall and base units with roll top work surfaces, stainless steel sink and drainer, fitted double oven with induction hob and extractor over, space for various appliances, cupboard housing boiler, complementary tiling, under stairs storage cupboard, radiator.

Landing
Loft access, cupboard housing hot water tank.

Bedroom One
13'10" inc. wardrobes x 9'1" (4.23 inc. wardrobes x 2.77)
UPVC window to rear aspect, fitted wardrobes to one side, wooden laminate flooring, radiator.

Bedroom Two
10'0" x 7'0" (3.06 x 2.15)
UPVC window to front aspect, wooden laminate flooring, radiator.

Bedroom Three
6'11" x 6'6" (2.13 x 1.99)
UPVC window to front aspect, wooden laminate flooring, radiator.

Bathroom
7'0" x 5'9" (2.15 x 1.77)
Obscure UPVC window to side aspect, panel bath with shower over, inset sink unit with storage under, low level wc, complementary tiling, tiled flooring, heated towel rail

Front Garden
Lawn area with various paving, driveway offering off road parking for two cars.

Lean-To
15'4" x 27'5" reducing to 18'6" (4.68 x 8.37 reducing to 5.65)
Fully enclosed and weatherproofed, of timber construction, bi-fold doors to rear garden, UPVC door to front, UPVC door leading to garage/storeroom.

Rear Garden
Lawn area, paving with in-built lighting.

Storage Room One
12'2" x 4'9" (3.71m x 1.45m)
UPVC door and window, power and light connected.

Storage Room Two
6'8" x 4'9" (2.04 x 1.47)
French UPVC doors, power and light connected.

Garage / Storeroom
17'0" x 8'7" (5.19 x 2.64)
UPVC windows to front and side, UPVC door to rear garden, offering potential to fully convert to a usable room or can easily be converted back into a formal garage.

Agents Notes
Local Authority: West Northamptonshire
Council Tax Band: C





















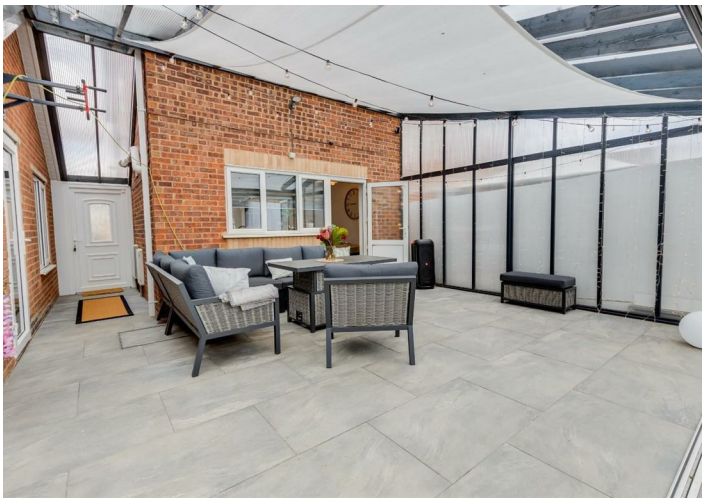





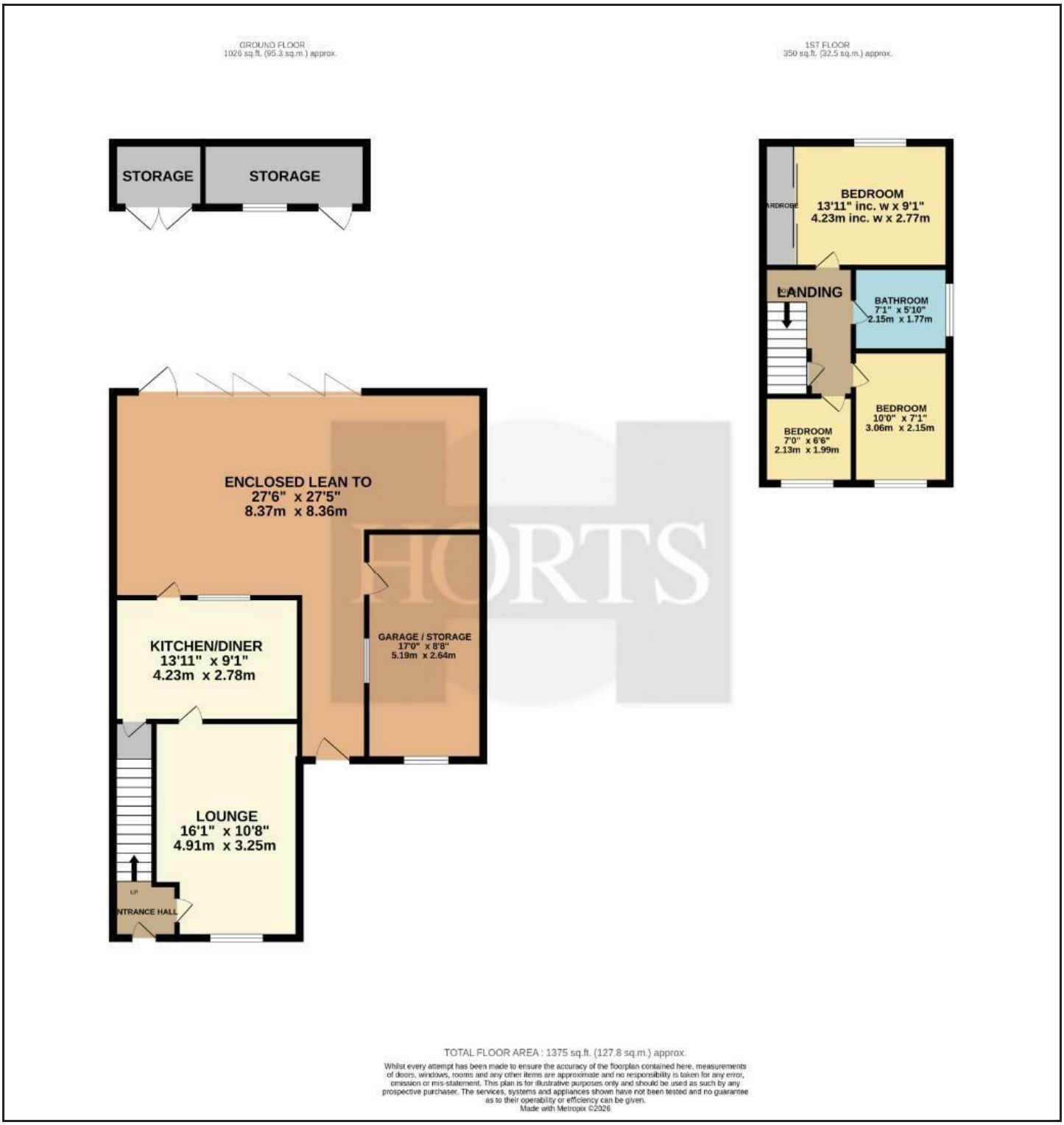

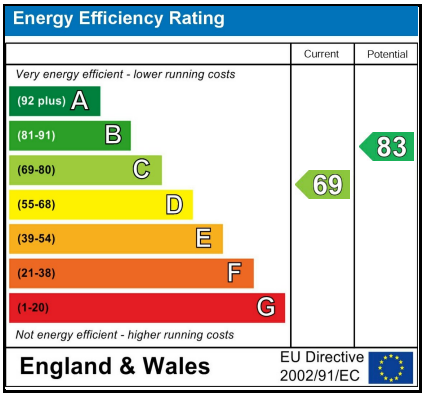

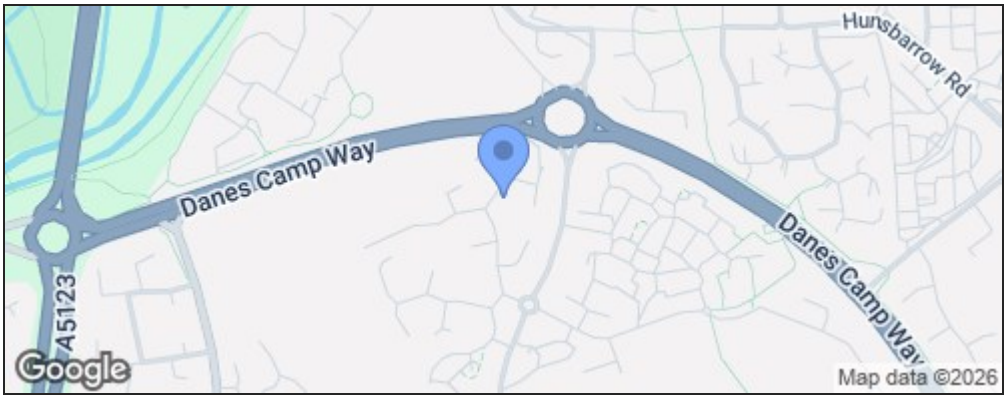

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