



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



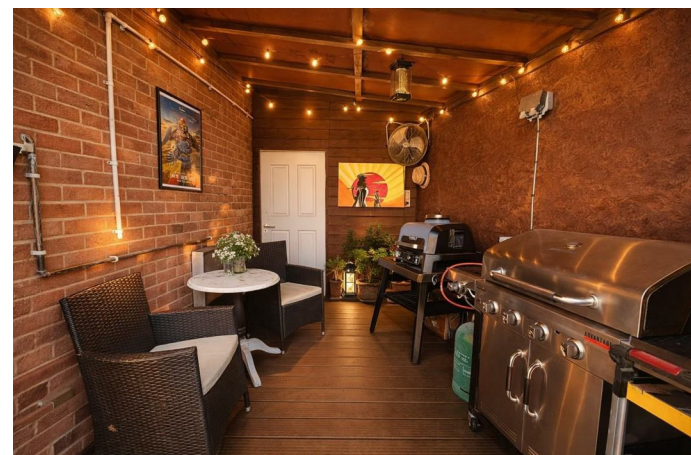
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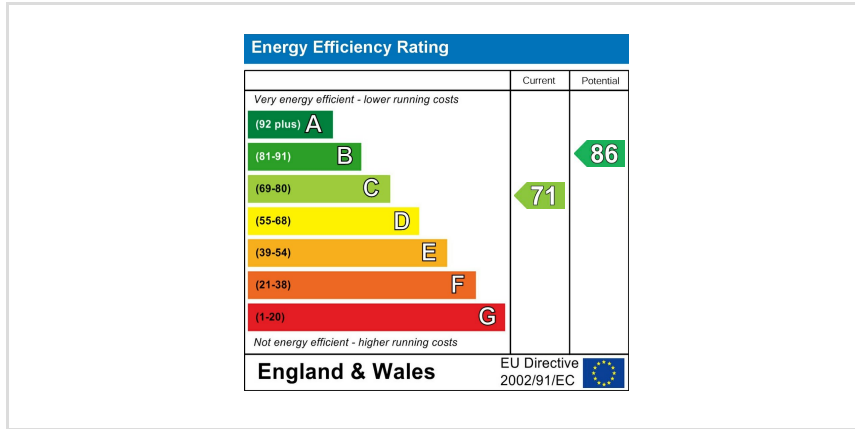


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TOTAL FLOOR AREA: 775sq. ft. (72.0 sq. m.) approx.
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