

Daventry

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**15 Merton Road, Daventry
NN11 4RR**

£325,000

Stonhills are pleased to offer this well presented THREE BEDROOM detached property situated in a cul de sac position on the sought after 'Stefen Hill' development.

The property offers spacious accommodation and boasts a GROUND FLOOR EXTENSION, cloakroom and a pleasant rear garden with sunny aspect. The accommodation briefly comprises of an entrance hall, lounge, EXTENDED Dining room, EXTENDED KITCHEN, cloakroom, landing, three bedrooms (all with replaced oak doors), generous walk in wardrobe on the landing and a re-fitted bathroom.

Outside there is a pleasant and well maintained garden to the rear, single garage and ample driveway to the front. Viewing is recommended.



ENTRANCE HALL
Door into the lounge

LOUNGE
21' x 11'
A welcoming lounge with the main focal point being the feature fireplace. Double glazed window to the front aspect. Radiator. Open tread stairs rising to the first floor landing. Glazed double doors to the dining room (ideal to make the two room open plan).

DINING/FAMILY ROOM
21'5 x 7'3
The dining/family room benefits from an extension to the rear with double glazed patio doors opening up onto the rear garden. There is generous space for a dining table as well as a seating area with sofa. Radiator. Door to a cloakroom and a door to the kitchen/breakfast room.

CLOAKROOM
Obscure double glazed window to the rear aspect. Low level WC. Wash hand basin.

KITCHEN/BREAKFAST ROOM 15'9 x 10'1 max, 8'2 min
A generous sized kitchen/breakfast room, again benefiting from the rear extension. Double glazed window and door to the rear garden. The kitchen is well appointed and fitted in a range of wall and base mounted units and glass fronted display cabinets...work surfaces over, a wine rack and a sink drainer unit with mixer tap over. There is space for white goods, a cooker and an 'American' style fridge/freezer.

LANDING
Doors to all bedrooms and a re-fitted bathroom (all with replaced Oak doors). There is also a large walk in wardrobe with shelving.

BEDROOM ONE
15' x 10'2
A very good size double bedroom with plenty of room for furniture and walk there is also a walk in cupboard. Double glazed window to front aspect. Radiator.

BEDROOM TWO
9'8 x 8'10
Again a very good double bedroom with double glazed window to front aspect. Radiator. Built in wardrobe.

BEDROOM THREE
10'10 x 8'2
Another decent size bedroom with double glazed window to the rear aspect. Radiator.

BATHROOM
A recently re-fitted bathroom comprising of an enclosed panel bath and a superb walk in tiled double shower cubicle. There is also a grey vertical panel radiator, pedestal wash hand basin and a low level WC. Two obscure double glazed windows to the rear aspect.

OUTSIDE
The front garden - The front garden offers ample driveway parking for several vehicles and gated access to the rear garden.

The rear garden - A pleasant and sunny rear garden which benefits from not being directly overlooked. The garden is well maintained with a good selection of mature flower, shrub and hedged borders. There is a patio area directly outside the the patio doors with a Veranda and a further seating area to the back end of the garden.

Garage - The garage is part converted with the front end offering a good storage space and the back of the garage now incorporating a useful utility space with space and plumbing for white goods. The utility room is accessed via the dining room.
PLEASE NOTE: CURRENT COUNCIL TAX BAND IS C.

