2 Merlin Road
Priors Hall Park
Northamptonshire
NN17 5FQ

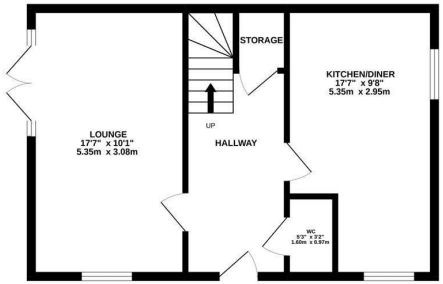
£284,000

OSCAR JAMES

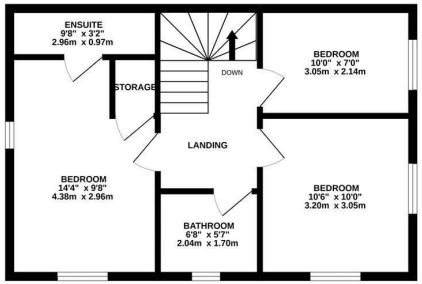
...expect excellence

FLOOR PLANS

GROUND FLOOR
463 sq.ft. (43.0 sq.m.) approx.



1ST FLOOR
463 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA : 926 sq.ft. (86.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should 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 or efficiency can be given.
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AT A GLANCE...

- Lounge
- Kitchen/diner
- Three bedrooms
- Family bathroom, en-suite to master and downstairs cloakroom
- Attractive garden
- Single garage and off road parking

WHAT'S GREAT?

Situated within the exclusive Priors Hall Park development is this immaculately presented three bedroom semi-detached family home that would be perfect for a growing family looking to upsize/downsize due the flexible living that is offered with this property.
Located in over nine hundred acres of parkland; Priors Hall Park is the perfect area for families looking to relocate, those looking for a scenic retreat, or simply anyone looking for a modern style of living.

Being perfectly positioned close to an array of local amenities including a Sainsbury's Local, Primary/Secondary Schools and an abundance of local play parks; this wonderful property is attractively positioned and dominates the local scenery.

Upon entry you are met by an inviting entrance hall which provides access to the spacious dual aspect lounge that benefits from french doors leading to the rear garden. To the right of the entrance hall is the dual aspect, modern fitted kitchen/diner, hosting an array of integrated appliances, breakfast bar and is flooded with natural light due to the three large windows filling this wonderful space. Finally completing the ground floor is a handy storage cupboard and the added bonus of a downstairs W/C.

To the first floor are three generously sized double bedrooms with the master benefitting from built in storage and en-suite shower room. Furthermore is a modern fitted three piece family bathroom with shower over the bath.

The rear of the property provides a small patio area which is perfect for entertaining and extending the internal living space with the rest of the garden being mainly laid to lawn. Predominantly enclosed by brick walling and timber fencing, rear gated access leads to the single garage which benefits from power/light and off road parking for multiple vehicles.

EPC Rating - B

Call Oscar James now to book a viewing and to avoid disappointment.

SELLER'S SECRET

The house has been great for us, and the area too, we have found that Priors Hall is a great place to be a generally a friendly atmosphere, with plenty of shops school, and parks for the little ones!

Why we like it....

This home offers a modern living space, and is offered in a great condition with a high quality of finish all round. Incredibly handy too having an ensuite to the master, family bathroom, and ground floor WC!

OSCAR JAMES

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To buy or not to buy....