



25 Ross Road, St James, Northampton, NN5 5AX

Merrys are delighted to offer for sale this newly built three bedrooms detached property which has been completed to a high standard throughout. The property would easily convert into a four bedroom property with the loft having the services connected for an en-suite. The accommodation comprises entrance hall, cloakroom/WC, lounge, kitchen/dining room, three bedrooms, en-suite shower room with double shower cubicle and family bathroom with shower. Externally, to the front there is car hard-standing for two vehicles and a rear garden. The property also offers uPVC double glazing and kitchen with integrated hob, oven, fridge/freezer and dishwasher. An early viewing is highly recommended.

£269,995

ACCOMMODATION

Ground Floor

Entrance Hall

Entrance via composite entrance door, stairs to the first floor, ceramic tiled floor.

Cloakroom/WC

Close coupled WC, wash hand basin, double glazed window to the front, radiator.



Lounge

16' 4" x 8' 10" (4.98m x 2.69m) Double glazed bay window to the front, radiator, opening through into kitchen/diner.

Kitchen/Diner

16' 9" x 12' 1" (5.11m x 3.68m) Fitted kitchen comprising a full range of base and wall mounted cupboards, worktops, sink, integrated hob, oven, fridge/freezer and dishwasher, ceramic tiled floor, spot lights, French doors to the rear.



Landing

Loft ladder leading to large loft.

Bedroom 1

13' 3" Max x 8' 6" (4.04m x 2.59m) Double glazed bay window to the front, radiator.

En-Suite Shower Room

Double tiled shower cubicle with mains fed shower, close coupled WC, wash hand basin, radiator.



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Bedroom 2

11' 0" x 9' 7" (3.35m x 2.92m) Double glazed window to the rear, radiator.

Bedroom 3

7' 9" x 6' 11" (2.36m x 2.11m) Double glazed window to the front, radiator.

Bathroom

White suite. Shower bath with mains fed shower unit, close coupled WC, wash hand basin, double glazed window to the rear, radiator.

Front Garden

Blocked paved providing off road parking for two vehicles, side access.

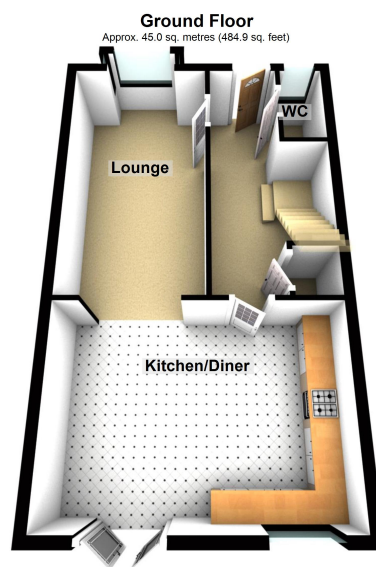
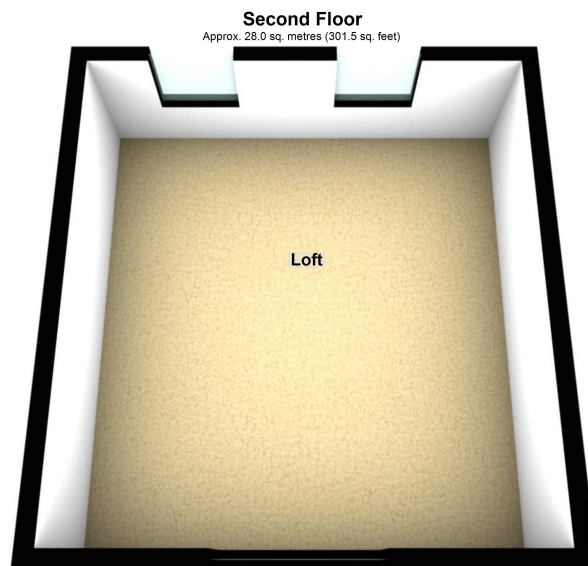
Rear Garden

Enclosed rear garden.





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Total area: approx. 118.0 sq. metres (1270.2 sq. feet)

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