



35 HAREBELL ROAD
WOOTTON | NORTHAMPTON
£375,000 FREEHOLD



-  sales
-  lettings
-  town & country

35 Harebell Road | Wootton | Northampton | NN4 6FY

Merrys are delighted to present this beautifully maintained three-bedroom detached home, ideally situated in the highly sought-after area of Wootton. Positioned on the outskirts of Northampton and enjoying open fields adjacent to the property, this home offers a perfect balance of peaceful surroundings and convenient access to excellent local schools, a wide range of amenities, and major motorway links. The well-proportioned accommodation comprises an inviting entrance hall, cloakroom/WC, a spacious lounge, and a modern kitchen/diner. Upstairs, there are three bedrooms, including a principal bedroom with en-suite shower room, along with a contemporary family bathroom. Externally, the property benefits from a landscaped rear garden finished to a high standard—ideal for relaxing or entertaining. To the front, there is a generous three-car driveway leading to a single garage. The fully integrated kitchen is equipped with a gas hob, oven, fridge/freezer, dishwasher, and microwave, making it both stylish and functional. Early viewing is highly recommended to fully appreciate all this property has to offer. EPC rating B. Council tax band D.

A modern three bedroom detached property | Landscaped garden to the rear | Fully fitted kitchen with integrated appliances |

En-suite shower room | Sought after location close to local amenities



Wootton Hope Drive, Northampton, NN4 6DY
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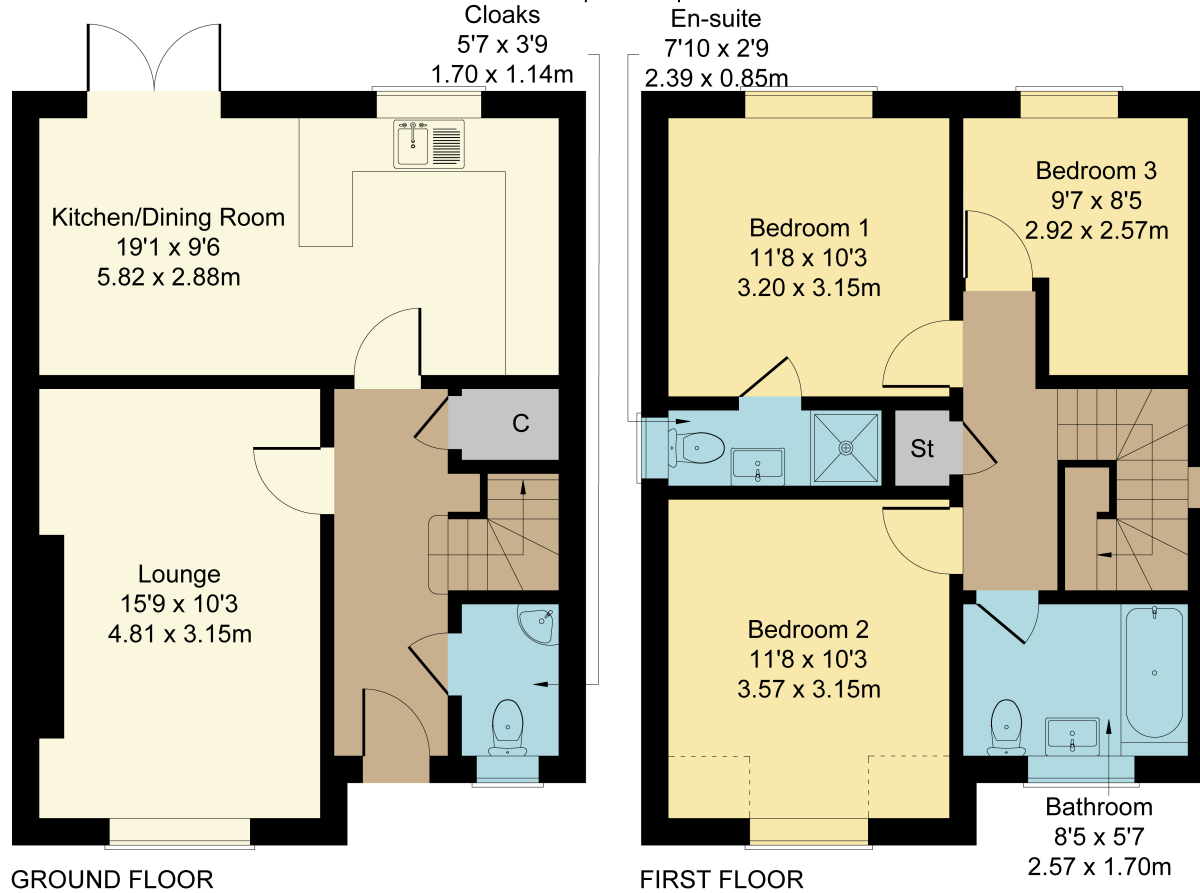






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Approximate Gross Internal Area
947 sq ft - 88 sq m



Not to Scale. Produced by The Plan Portal 2026
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		95
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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