



Thorne Grove | Rothwell | LS26 0HS

£450,000

Four bedroom detached | Council Tax Band E | EPC rating C

Emsleys | estate agents

FOUR BEDROOM DETACHED. LARGE CORNER PLOT. SPACIOUS & INVITING

For sale is this immaculate, detached property, an ideal home for families. Located in a vibrant area with a strong local community, the property is conveniently close to schools, local amenities, and parks. This substantial and character filled property is waiting for a family to call it home.

This property showcases an impressive 4-bedroom layout, each room being spacious and filled with natural light. Unique features of this property include a traditional fireplace, perfect for cosy winter evenings. The kitchen, is equipped with modern appliances and is flooded with natural light, creating a bright and welcoming environment for cooking. A utility room has recently been added. The conservatory gives access to a picturesque garden. This open-plan space provides a perfect setting for both relaxation and entertaining.

Designed with four double bedrooms. The master bedroom is a notable highlight, featuring built-in wardrobes and exuding a warm, inviting ambiance. Further enhancing the property's charm is the large bathroom that the house hosts.

The house also benefits from a garage for storage and parking spaces, ensuring ample room for the vehicles of both residents and guests. To complete the package, a well maintained garden provides an idyllic outdoor space for children to play, or for adults to enjoy a tranquil retreat.

Don't miss the opportunity to own this beautiful, detached family home.

Ground Floor

Entrance Hall

A good size entrance hallway with wood flooring, central heating radiator and under stairs storage cupboard, stairs leading to the first floor and doors to:

Lounge/Dining Room 6.81m x 3.25m x 5.28m (22'4" x 10'8" x 17'4")

Being 'L' shaped and having a feature fire and surround, T.V

point, central heating radiator, double-glazed window to the front elevation and sliding patio doors to:

Conservatory 2.19m x 3.87m (7'2" x 12'8")

Having wood flooring, double-glazed windows and French doors leading out to the rear garden.

Kitchen Area 2.64m x 3.47m (8'8" x 11'5")

Having ample wall and base units with contrasting worktops, sink and drainer unit, an integrated dishwasher, space for a fridge/freezer and a built-in oven hob with an extractor over. Tiled splashback, double-glazed window and side door.

Utility Room 2.97m x 2.46m (9'9" x 8'1")

The utility room is well equipped being plumbed for a washing machine, sink and drainer unit, base units and contrasting counter tops. Double-glazed windows and an entry door to the garage

WC

Comprising; W.C, vanity wash hand basin and a double-glazed window,

First Floor

Landing

Double-glazed window to the front, storage cupboard and doors to:

Bedroom 1 4.32m x 3.48m (14'2" x 11'5")

A large spacious bedroom having ample fitted wardrobes, vanity unit, central heating radiator and a double-glazed window.

Bedroom 2 3.76m x 2.64m (12'4" x 8'8")

A large spacious bedroom, central heating radiator and a double-glazed window.

Bedroom 3 3.23m x 3.20m (10'7" x 10'6")

A large spacious bedroom, central heating radiator and a double-glazed window.

Bedroom 4 3.23m x 2.64m (10'7" x 8'8")

A large spacious bedroom having a built-in storage cupboard, central heating radiator and a double-glazed window.

Bathroom

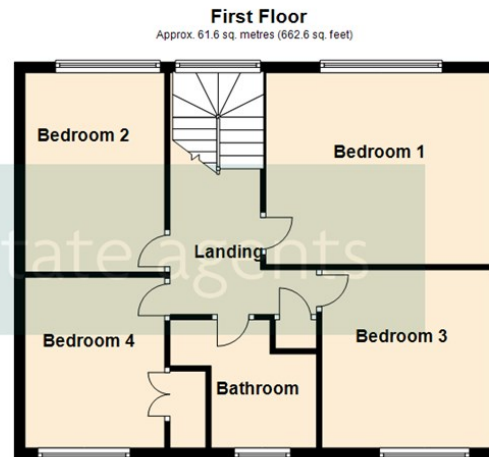
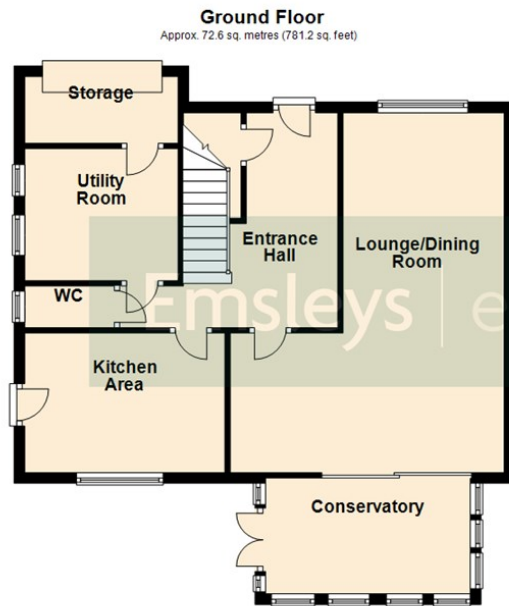
Comprising; a four piece bathroom suite with bath and an independent walk-in shower cubicle, vanity wash hand basin and low flush w.c. Double-glazed window and central heating ladder rail.

External

The property stands on a large corner plot with gardens to four sides. Well maintained and established planting with lawns to the front and rear. There is a good size driveway for ample parking leading to a part garage with roller shutter door. The rear garden can be accessed through the side gates, security lighting and there is a raised pond and a large patio area to take full advantage of those late summer nights.

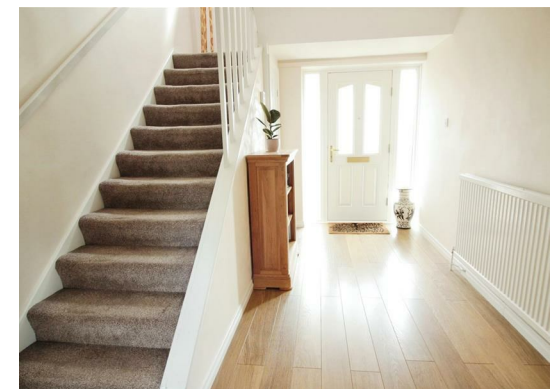
In addition there are solar panels and garden shed (8x4)





Total area: approx. 134.1 sq. metres (1443.9 sq. feet)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



65 Commercial Street | Rothwell | Leeds | LS26 0QD
t: 0113 201 4040 www.emsleysestateagents.co.uk

Emsleys | estate agents