



The Oval | Rothwell | LS26 0EL

£350,000

Two bedroom extended semi | EPC C | Council Tax B

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IMMACULATELY PRESENTEDEXTENDED TWO
B E D R O O M S E M I * * * O P E N P L A N
LIVING***SUMMERHOUSE***MUST BE SEEN***

We are delighted to present this immaculate semi-detached property for sale. This beautiful home, recently renovated, stands out with its unique features such as, open-plan design, dedicated parking, and a welcoming garden with summerhouse, and would suits a variety of buyers.

The heart of this home is an open-plan kitchen/dining and living space, recently refurbished to a high standard, featuring a convenient kitchen island, modern appliances, and a utility room. The exquisite marble counter tops add a touch of class to the space. Natural light floods this area, creating a perfect dining space and a welcoming atmosphere for cooking and entertaining alike. Adding to the charm of this house is the open-plan reception room, which serves as a perfect retreat with its cozy fire and garden view. Bi-fold doors provide easy access to the garden, seamlessly blending the indoors and outdoors for a tranquil living experience.

The property comprises two spacious double bedrooms. The master bedroom boasting a walk-in closet and an abundance of natural light. The second bedroom offers a unique mezzanine level, a perfect blend of style and function.

The property benefits from a large, newly refurbished bathroom featuring a four-piece suite, providing all the essential amenities and more for everyday use.

The location is ideally, situated within a peaceful community with strong local ties. Nearby public transport links, schools, local amenities, and green spaces provide all the conveniences of city living with the charm of a suburb. With added attractions like nearby parks, this property is a must-see for those seeking a comfortable and convenient lifestyle.

Ground Floor

Entrance Hallway

A large and welcoming entrance hallway with antico flooring, solid oak doors leading off to:

Bedroom 1 4.37m x 2.83m (14'4" x 9'3")

Double glazed window to the front elevation, central heating radiator. T.V point,

Dressing Room 1.48m x 2.83m (4'10" x 9'3")

A good sized dressing room with maple hanging space and lighting

Bedroom 2 2.52m x 2.90m (8'3" x 9'6")

Double glazed window, central heating radiator, ladders up to the mezzanine level ideal for storage or a child's playroom/office space

Bathroom 2.51m x 2.90m (8'3" x 9'6")

A large four piece bathroom suite with bath and independent shower cubicle, vanity wash hand basin and low flush W.C, fully tiled walls and floor, double glazed window and central heating ladder rail.

Kitchen/Breakfast Room/Lounge 11.94m x 3.00m (39'2" x 9'10")

A real wow factor is the large open plan loving to the rear of the rear of the property ideal for those who like to entertain, boosting ample wall to floor cupboard space, built in oven, hob and sink unit, central island, drop lighting. The relaxing lounge area with feature log burner, bi-fold doors open out on to the rear garden, central heating ladder rail, wall mounted T.V point.

Pantry 1.53m x 2.83m (5'0" x 9'3")

Ideal for keeping the laundry out of the main house and being plumbed with washing machine, sink unit and great storage room.

Work shop 2.80m x 3.76m (9'2" x 12'4")

Part of the summer house and ideal workshop/storage area

Lounge/Bedroom 2.80m x 4.04m (9'2" x 13'3")

Bi-fold door, T.V point sliding door to:

WC

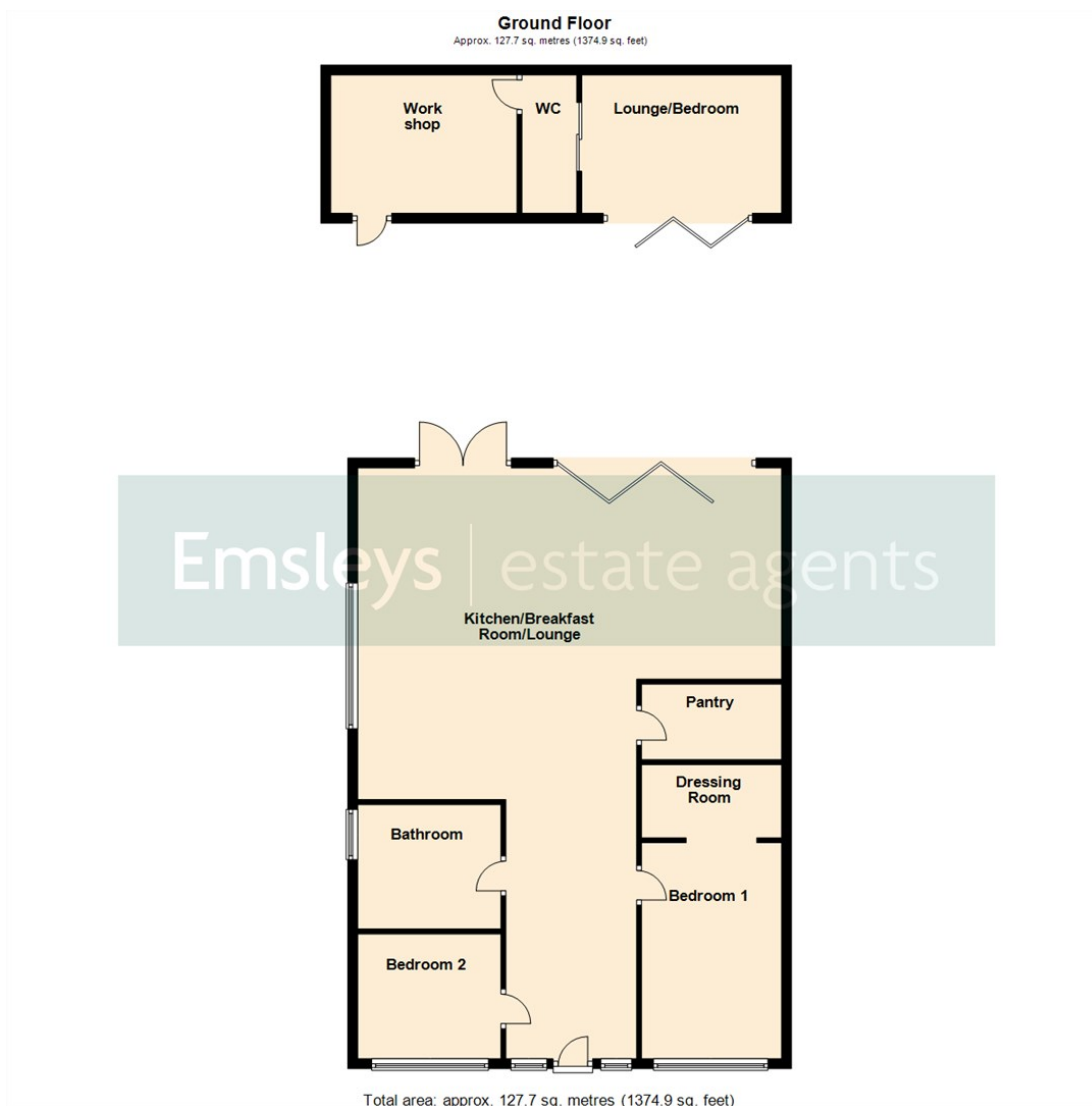
Having sink and W.C

External

To the front there is ample off street parking for two cars, bin store. There is a side gate giving access to the rear

garden with a great raised patio area and a neat lawn garden with established borders. The summer house is an added bonus to this already stunning property.





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.

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