

2 Connolly Close  
Rothwell  
NN14 6LG

£375,000



OSCAR JAMES

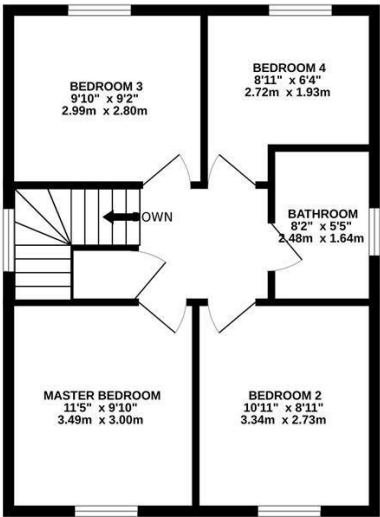
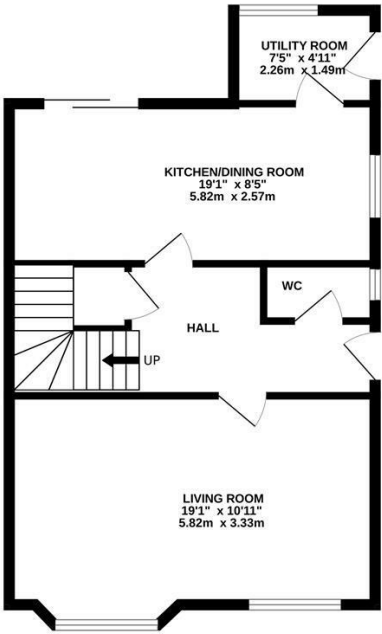
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# FLOOR PLANS

GROUND FLOOR  
548 sq.ft. (50.9 sq.m.) approx.

1ST FLOOR  
505 sq.ft. (46.9 sq.m.) approx.



TOTAL FLOOR AREA : 1053 sq.ft. (97.9 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



Four Bedrooms



Ensuite To Master/Family Bathroom/WC



Beautiful Rear Garden



Off Road Parking





## WHAT'S GREAT?

Nestled in a quiet cul de sac, is this lovely detached home in Rothwell, situated on a desirable corner plot, this property is ideal for families seeking a peaceful yet convenient location.

The accommodation on the ground floor consists of a good size entrance hall, large lounge, kitchen/diner with patio doors onto the rear garden, wc and utility space to complete the ground floor.

To the first floor of this family home, expect to find four great

sized bedrooms and a a refitted bathroom.

Outside, the property features a mature wrap-around garden, adorned with a variety of plants and shrubs, creating a serene outdoor space for gardening enthusiasts or those who simply wish to enjoy the fresh air.

You also have two separate parking area, providing parking for a number of cars or even a motorhome.

Please call sole agent Oscar James to arrange a viewing.

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# SELLER'S SECRET

We have lived here for over 40 year and have enjoyed every moment, we are now looking to move to a bungalow.



*Why we like it....*

A great property in a fantastic location.

## OSCAR JAMES

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[www.oscar-james.com](http://www.oscar-james.com)

To buy or not to buy....

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