



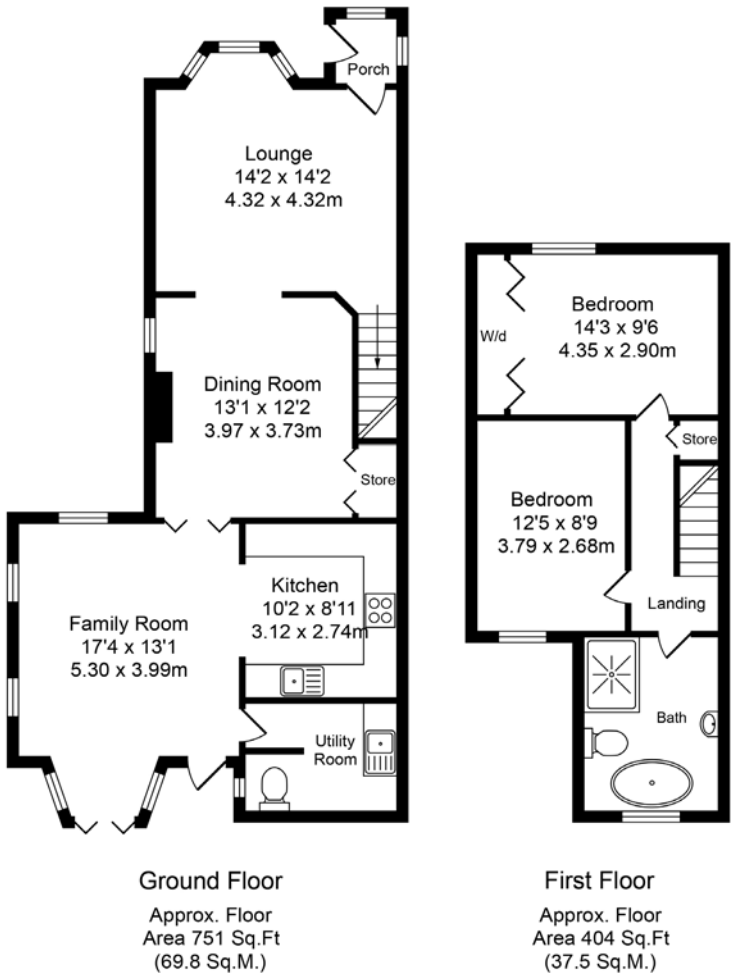
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ARNOLD & PHILLIPS
ESTATE AGENTS

Total Approx. Floor Area 1155 Sq.ft. (107.3 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Tenure: We are advised by our client that the property is Freehold
Council Tax Band: B

Every care has been taken with the preparation of these property details but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. These property details do not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting www.landregisteronline.gov.uk. The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.



THE LUXURY PROPERTY SPECIALISTS

Holmeswood Road, Rufford

A&P

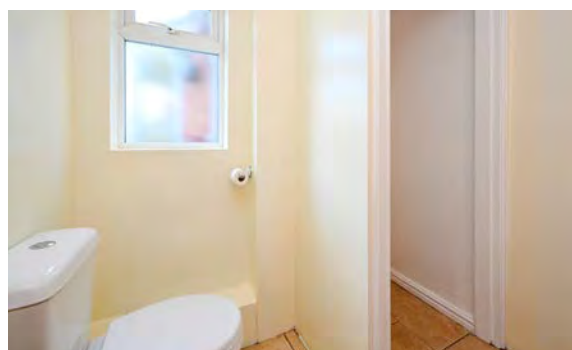
Arnold & Phillips are pleased to bring to market an exciting opportunity to acquire this beautifully presented and deceptively spacious two-bedroom end-terrace property, residing within a generous private plot along the semi-rural Holmeswood Road in Rufford, West Lanes.

Ideally positioned this versatile property resides within close proximity of the local village of Rufford, complete with a range of local amenities and independent retailers. Superb transport and commuter links are also provided via the nearby rail station, with a selection of highly regarded local schools residing nearby making this ideal for working professionals, luxury downsizers and families alike.

Approached via a private driveway providing off-road parking for multiple vehicles, Access is granted via the main front entrance porch, with one received into a large bay-fronted main living room. This contemporary lounge extends through into an equally well-proportioned dining room which is centred around a gas log burning fireplace with exposed red brick surround. This in turn flows through to a well-appointed country cottage solid oak kitchen, providing a host of wall, base and tower units, featuring a range of integrated appliances and stylish premium work-surfaces. This opens into an ample dining area and further round into a brightly lit orangery which features a contemporary log-burning fireplace and provides the ideal place to relax and entertain. The ground floor accommodation is completed with a handy utility room and WC.

The first floor enjoys two well-proportioned family bedrooms, both of which are double in size and neutrally decorated, enjoying a beautiful outlook over the surrounding countryside. The property is well-served by a Heritage bathroom suite which provides a free-standing slipper bath, WC, vanity wash hand basin and walk-in double shower, finished in a stylish subway tiled design.

The designer rear garden is beautifully landscaped, not overlooked and provides two areas of interest, with a flagged patio terrace residing to the exterior of the property and providing an ideal place to entertain. This flows through to a rear adjoining lawn area which is bordered by a range of established trees, plants and shrubs. Extending to a generous 1,155 square feet of country cottage living and residing along a highly sought-after road, internal inspection is highly advised and early viewing will be essential to avoid disappointment.





KEY FEATURES

- Spacious End-Terrace Home
- Two Good Sized Bedrooms
- Circa 1155 Square Feet
- Stunning Open Plan Kitchen
Family Room
- Utility Room
- Downstairs Cloakroom
- Ample Driveway Parking
- Sought After Location
- Superb Views







