



Rose Lea Close | Hillam | LS25 5HJ

£500,000

Five bedroom detached family home | Council Tax Band E | EPC Rating D

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SOUGHT AFTER LOCATION * INCREDIBLY LARGE GARDEN * ENVIABLE CUL-DE-SAC POSITION.

A lovely extended family home has come to market in a highly sought after residential area and with potential to further improve. Briefly comprising; hall, WC, lounge, conservatory, kitchen/diner and utility to the ground floor level. Five first floor bedrooms, the master having an en-suite bathroom and a bathroom serving the remaining four. Having PVCu double-glazing and gas central heating, parking for two cars and a single integrated garage.

Within easy reach of amenities and motorway networks, this five bedroom detached family home is expected to be popular.

Ground Floor

Hall

PVCu double-glazed entrance door and frosted window. Tiled flooring, stairs to the first floor landing with a cupboard beneath, double panel central heating radiator, coving to the ceiling and doors to the lounge and breakfast kitchen.

WC

Comprising WC, wash hand basin and a radiator.

Lounge 7.11m x 3.38m (23'4" x 11'1")

Focal multi fuel log burner with wood effect mantle, PVCu double-glazed windows to the front and side aspects, coving to the ceiling, double panel central heating radiator, glazed double doors to the kitchen and PVCu double-glazed French doors to the conservatory.

Conservatory 3.05m x 3.25m (10'0" x 10'8")

Poly-carbonate roof with PVCu double-glazed windows, French doors to the garden, tiled flooring and a ceiling fan.

Kitchen/Breakfast Room 2.97m x 5.28m (9'9" x 17'4")

Having a range of wall and base units with complementary work surfaces and splashback tiling. Inset sink and drainer, space for a range cooker, plumbing for a dishwasher, space for a fridge/freezer, two PVCu double-glazed windows to the rear aspect and one to the side aspect. Continuation of tiled flooring from the hall, coving to the ceiling, a radiator and a door to the utility room.

Utility Room 1.85m x 2.21m (6'1" x 7'3")

Plumbing for a washing machine and space for a tumble dryer. Radiator, continuation of tiled flooring from the kitchen, store cupboard, extractor, coving to the ceiling. PVCu double-glazed window and a door to the side garden.

First Floor

Landing

Loft hatch, coving to the ceiling and doors to rooms.

Master Bedroom 3.76m x 3.63m (12'4" x 11'11")

Fitted furniture, PVCu double-glazed window to the side aspect, radiator and a door to the en-suite.

En-suite Bathroom

Fully tiled and comprising; a straight panelled bath with shower over, pedestal wash hand basin and a low flush WC. PVCu double-glazed frosted window and a single panel central heating radiator.

Bedroom 3.10m x 2.82m (10'2" x 9'3")

Fitted wardrobe, coving to the ceiling, radiator and a PVCu double-glazed window to the side aspect,

Bedroom 2.69m x 2.82m (8'10" x 9'3")

PVCu double-glazed window to the front aspect, radiator and a loft hatch.

Bedroom 1.98m x 2.82m (6'6" x 9'3")

PVCu double-glazed window to the rear aspect, radiator and coving to the ceiling.

Bedroom/Study 2.13m x 2.11m (7'0" x 6'11")

PVCu double-glazed window to the rear aspect, radiator and coving to the ceiling.

Bathroom

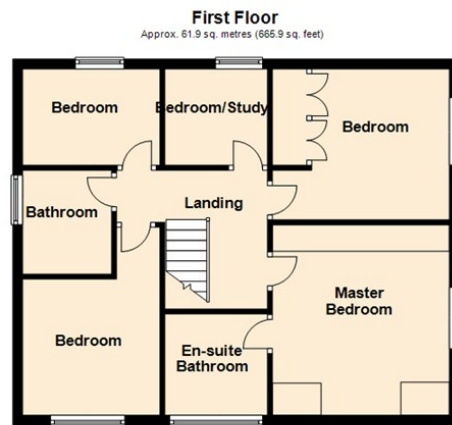
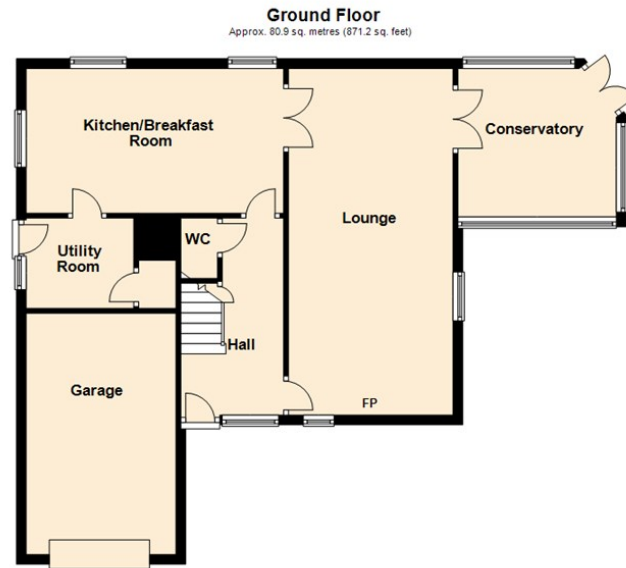
Fully tiled and comprising; straight panelled bath with a shower mixer tap, pedestal wash hand basin and low flush WC. PVCu double-glazed frosted window, radiator, coving to the ceiling and an extractor fan.

Exterior

To the front is a block-paved drive providing parking for two cars and access to the integral single garage. Gated

access around both sides to the large garden plot. To one side is a flagged patio area which continues around to the rear, which then opens on to a lawned section. A further flagged patio with a pergola to the corner, decked patio and planters with sleeper retainers. The other side has a flagged area with a shed and a planter with a sleeper retainer. Overall the rear and side is well enclosed with fenced boundaries.





Total area: approx. 142.8 sq. metres (1537.1 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.

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