



Barlow Close, Rothwell **Freehold** £375,000 O.I.E.O.

**Pattison
Lane**

Key Features

 4  2  C  E

- Four Bedroom Detached House
- Garage & Driveway
- Two Reception Rooms
- En Suite to Master Bedroom
- Utility Room

Situated at the end of a cul-de-sac this substantial four bedroom detached home has been considerably improved by the current owners to include the conversion of half the double garage into an additional reception room, ideal for working from home or as a playroom. Viewing advised.



ENTRANCE HALL

Reached via main front door. Stairs rising to first floor landing. Under stairs storage cupboard.

LOUNGE 17'10 x 12' (5.43m x 3.65m)

Bay window to front aspect. Window seat. Gas fire place with hearth and Adams style surround.

RECEPTION ROOM 16' x 9'1 (4.87m x 2.76m)

Windows to front and side aspect. Door to utility room and WC.

KITCHEN / DINING ROOM 28'7 x 8'9 (8.71m x 2.66m)

Fitted with a range of modern units to base and wall with contrasting work surfaces over and tiled splashback surrounds. Sink and drainer unit with mixer tap over. Integrated eye level double oven. Inset hob with cooker hood over. Integrated dishwasher. Windows to rear aspect. French style doors opening to the rear garden.

UTILITY ROOM

Work surface area. Plumbing and space for washing machine. Space for fridge / freezer and tumble dryer. Door to side aspect. Door to WC.

CLOAKROOM

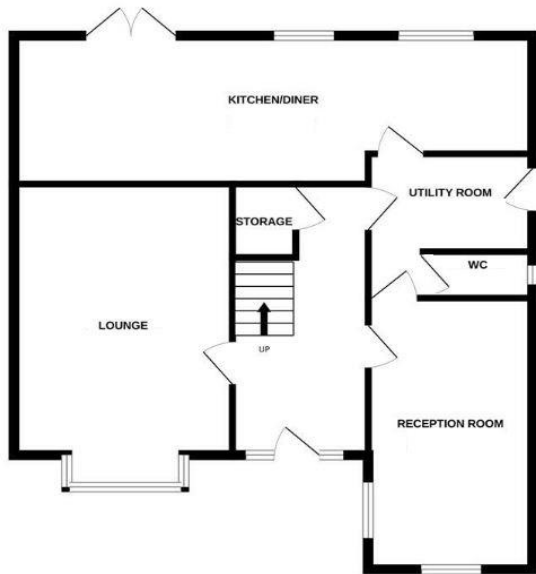
Suite comprising a wash hand basin and WC. Frosted window to side aspect.

FIRST FLOOR LANDING

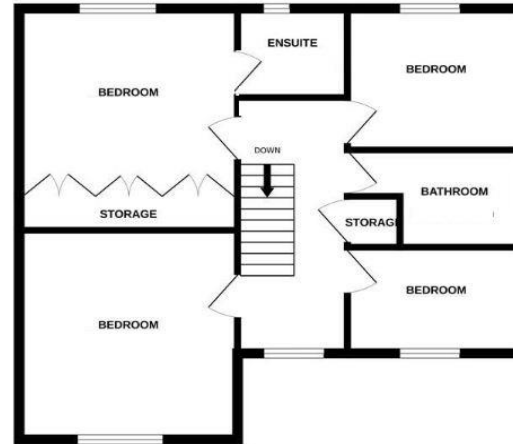
Doors to bedrooms and bathroom. Window to front aspect. Storage cupboard.



GROUND FLOOR



1ST FLOOR



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BEDROOM ONE 12' x 11'1 plus wardrobes (3.65m x 3.37m)
Window to rear aspect. Built in wardrobes. Door to en suite.

EN SUITE

Suite comprising a corner shower enclosure, wash hand basin and WC. Frosted window to rear aspect.

BEDROOM TWO 12'4 x 12' (3.75m x 3.65m)
Window to front aspect.

BEDROOM THREE 9'9 x 8'4 (2.97m x 2.54)
Window to rear aspect.

BEDROOM FOUR 9'9 x 6'3 (2.97m x 1.90m)
Window to front aspect.

BATHROOM

Suite comprising a panelled bath with shower screen and shower over, wash hand basin and WC. Frosted window to side aspect.

OUTSIDE

FRONT GARDEN

Open plan frontage with laid to lawn and shrubs.

GARAGE & DRIVEWAY

Large block paved driveway leading to a garage with up and over door.

REAR GARDEN

Enclosed garden with laid to lawn and a paved patio / seating area.

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