



Stork Lane, Rothwell **Freehold** £320,000 O.I.E.O.

**Pattison
Lane**

Key Features

 4  2  B  D

- Three Storey Four Bedroom Semi Detached House
- Beautifully Presented Throughout
- Upgraded Quartz Kitchen Worktops
- Single Garage with Electrics and Outside Socket
- Extended Driveway for Multiple Vehicles

Discover this exceptional four-bedroom semi-detached home, built by renowned Persimmon Homes and significantly enhanced by its current owners.

From the moment you step into the entrance hall with its convenient cloakroom, you'll notice the attention to detail. The upgraded Quartz worktops and premium integrated appliances in the spacious kitchen / diner are a chef's delight. Relax in the cosy lounge with direct garden access.

The first floor offers three bedrooms, two of which are double in size, and a family bathroom, while the second floor boasts a generous master bedroom with an en-suite.

Outside, the property features a large lawn, a single garage with electrics, and an extended driveway providing parking for three vehicles. Notably, the property also benefits from an outdoor tap and a rare upgraded outdoor hot water tap.

This isn't just a house; it's a home waiting to be filled with memories. Early viewings are essential!



ENTRANCE HALL

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

CLOAKROOM

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

KITCHEN / DINING ROOM 9'3" narrowing to 7' x 15'3" max (2.81m narrowing to 2.13m x 4.64m)

Fitted with units to base and wall with contrasting work surfaces over and tiled splashback surrounds. Sink unit with mixer tap over. Integrated appliances to include an oven, inset hob with cooker hood over, a dishwasher, washing machine and fridge / freezer. Window to front aspect.

LOUNGE 10'1" x 16'6" (3.07m x 5.02m)

Window and double doors opening to the rear garden.

FIRST FLOOR LANDING

Stairs rising to second floor landing. Doors to bedrooms and family bathroom.

BEDROOM TWO 13'6" x 9'4" (4.11m x 2.84m)

Window to rear aspect.

BEDROOM THREE 11'11" x 9'4" (3.63m x 2.84m)

Window to front aspect.

BEDROOM FOUR 6'10" x 9'6" (2.08m x 2.89m)

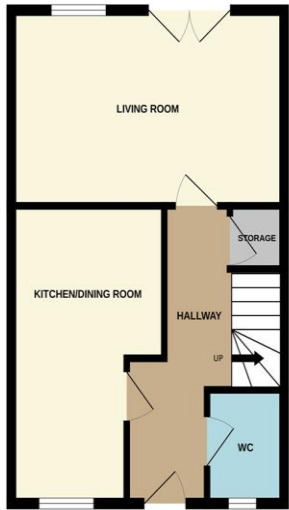
Window to rear aspect.

BATHROOM

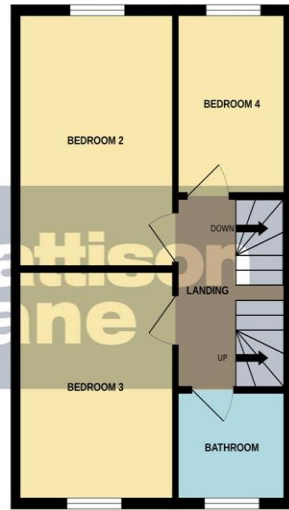
Suite comprising a panelled bath with shower screen and shower over, wash hand basin and WC. Frosted window to front aspect.



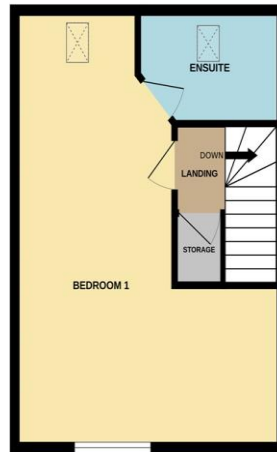
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Pattison Lane

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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SECOND FLOOR LANDING

Storage cupboard. Door to master bedroom.

BEDROOM ONE 22'6 max x 12'10 narrowing to 7'5 (6.85m x 3.91m narrowing to 2.26m)

Window to front aspect. Skylight window. Door to en suite.

EN SUITE

Suite comprising a shower enclosure, wash hand basin and WC. Skylight window.

OUTSIDE

FRONT GARDEN

Open plan frontage with laid to decorative stone and access to the main front door. Side gate access to the rear garden.

GARAGE & DRIVEWAY

Driveway to the side of the property leading to a garage with up and over door. Personnel door into the rear garden.

REAR GARDEN

Enclosed garden with a paved patio and laid to lawn.

To view this property call Pattison Lane on:
01536 524425

Selling your property?



SCAN ME

Contact us to arrange a **FREE** home valuation.

 01536 524425

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