



Moorfield Road, Rothwell **Freehold** £325,000 O.I.E.O.

**Pattison  
Lane**

# Key Features

4 1 C D

- Four Bedroom Detached House
- Spacious Living Accommodation
- Downstairs Cloakroom
- Kitchen / Dining Room
- Garage & Driveway

Occupying a generous corner plot, this impressive four-bedroom detached home is presented in excellent condition throughout. The ground floor has been thoughtfully designed to cater to modern family life, centered around a spacious kitchen and dining room that is bathed in natural light.



This social heart of the home is complemented by a substantial living room, where large patio doors provide a seamless connection to the garden, perfect for indoor-outdoor living. A practical guest cloakroom completes the downstairs accommodation.

The first floor comprises four well-proportioned bedrooms, offering versatile space for a growing family or those requiring a dedicated home office. These rooms are served by a stylishly refitted family bathroom, finished to a contemporary standard.

Outside, the property's prominent position provides an added sense of space, further enhanced by a detached garage and ample off-road parking. Given the high standard of finish and the desirable layout, an internal viewing is highly recommended.

The accommodation comprises:

ENTRANCE HALL

CLOAKROOM

LOUNGE 19'1 x 11'5 (5.81m x 3.47m)

KITCHEN / DINING ROOM 19'1 x 11'9 max (5.81m x 3.58m)



GROUND FLOOR

1ST FLOOR



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## FIRST FLOOR LANDING

BEDROOM ONE 11'8 max x 10'3 (3.55m x 3.12m)

BEDROOM TWO 10'3 x 11'6 max (3.12m x 3.50m)

BEDROOM THREE 11'4 x 8'7 (3.45m x 2.61m)

BEDROOM FOUR 10'4 x 8'7 (3.14m x 2.61m)

## BATHROOM

## OUTSIDE

## FRONT GARDEN

## GARAGE & DRIVEWAY

## REAR GARDEN

To view this property call Pattison Lane on:  
**01536 524425**

# Selling your property?



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Contact us to arrange a **FREE**  
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