



## Connolly Drive, Rothwell NN14 6TN

- Three bedrooms
- Well presented and much improved
- Re-fitted Kitchen/diner, cloakroom W.C and Family Bathroom
- Westley aspect rear garden
- Popular and sought after part of town

PRICE  
£339,950

We would like to point out that all measurements set out in these sales particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc. And cannot confirm that they are in full or efficient working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. While we endeavor to make our sale details accurate and reliable, if there is any point which is of particular importance to you, please, contact us and we will be pleased to confirm the position for you. Wide angled lens may have been used on all photography.



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**\*\* IN PERSON AND VIDEO VIEWINGS AVAILABLE \*\*** Impressive Three bedroom Springfir built detached Family home with parking, Garage and Westley aspect rear garden. The property has undergone many improvements that can be best appreciated by viewing. Enjoying the benefit of double glazing, gas central heating and solar panels, the property comprises a reception Hall, Lounge/sitting room with wood burner, open plan re-fitted Kitchen dining room, rear hall, cloakroom W.C and separate Utility. Landing to three bedrooms and bathroom.

**RECEPTION HALL**

Via panelled door with opaque leaded double glazed side screen, single panelled radiator, stair case raising to first floor landing having storage alcove area under, laminated wood block style flooring and panelled doors to Kitchen/dining room and Lounge/Sitting Room

**LOUNGE/SITTING ROOM**

11'5" x 16'9" into bay (3.49 x 5.11m into bay)  
Leaded double glazed window to front having double panelled radiator under, ceiling coving and a particular feature to the room is the wood burn/stove with brick recess, slated hearth and display mantle

**KITCHEN/DINING ROOM**

18'2" x 10'3" narrowing to 8'9" min (5.55m x 3.13m narrowing to 2.69m min)  
Offering a range of high gloss, refitted high and base level cupboard units with drawer space and solid wood work tops, single drainer sink unit with mixer tap, built in oven, hob and extractor, as well as integrated dishwasher and space for tall fridge/freezer, double glazed window and double doors opening onto patio and rear garden, double panelled radiator, ceiling spot lights, continuation of laminated wood block style flooring and door way to Inner Hall

**INNER HALL**

Having internal door to Garage, Cloakroom/Wc and separate Utility Room

**SEPARATE UTILITY ROOM**

7'11" x 6'11" (2.43m x 2.11m)  
Offering a range of modern high and base level cupboard units with work tops, plumbing for automatic washing machine, continuation of laminated wood block style flooring, double glazed window and door to rear garden, single panelled radiator and wall mounted boiler

**CLOAKROOM/WC**

Comprising refitted close coupled Wc and vanity wash hand basin with tiled surrounds, opaque double glazed window to side and single panelled radiator

**LANDING**

Having panelled doors to Three Bedrooms and refitted Bathroom, Linen cupboard, loft hatch, double glazed window to side and power point

**BEDROOM ONE**

12'5" x 9'6" plus door recess (3.81m x 2.92m plus door recess)  
Having leaded double glazed window to front with roof top viewing towards countryside and single panelled radiator under

**BEDROOM TWO**

11'4" x 9'3" max (3.46m x 2.83m max)  
Having double glazed window to rear and single panelled radiator

**BEDROOM THREE**

9'7" max x 8'4" (2.94m max x 2.55m)  
The measurement incorporates the over stairs bulkhead shelving, leaded double glazed window to front and single panelled radiator

**BATHROOM**

Refitted three piece suite comprising inset vanity wash hand basin, close coupled Wc and panelled bath with shower over and screen, full tiling to floor and walls, opaque double glazed window to rear and single panelled radiator

**OUTSIDE FRONT**

The property offers off road parking which in turn gives access to larger than average single garage, gravel front with steps to main entrance door and gate to rear garden

**GARAGE**

18' x 8' (5.49m x 2.44m)  
With up and over door, power and lighting connected, internal door to/from Inner Lobby

**OUTSIDE REAR**

The rear garden enjoys a Westerly aspect having an immediate patio covered by gazebo structure, the main garden is elevated and access via steps, mainly laid to lawn and walled with mature shrub and flower borders all being enclosed via panelled fencing, timber shed

