

Ironwood Avenue, NN14 2JJ



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- Five DOUBLE Bedrooms
- Double Garage
- Four Reception Rooms
- Toward Outskirts Of Town
- Two En-suites
- Must Be Seen
- Outstanding

PRICE
£445,000

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**** IN PERSON AND VIDEO VIEWINGS AVAILABLE **** This is an outstanding five bedroom family home over three well proportioned floors with gardens to front and rear, side-by-side parking and DOUBLE GARAGE. Built by George Wimpey Homes in 2006 the very well-presented accommodation offers Reception Hall, cloakroom W.C Family room through to the dining area and a fully fitted Kitchen with a separate utility room. First floor to two of the five double bedrooms and Family bathroom and front to back Lounge/sitting room. Second floor to three further bedrooms two with en-suite and fitted wardrobes.

Approx floor area 171 sq.m (1,842 sq.ft)

RECEPTION HALL

Via opaque glazed panel door with double glazed windows to side, stair case raising to first floor accommodation, single panel radiator, power point, Karndean flooring and panel doors to study/home office, family room/dining room, kitchen/breakfast room and cloakroom WC

CLOAKROOM/WC

Having close cupboard WC, and pedestal wash hand basin with mixer tap and tile surrounds, single panel radiator, extractor fan, matching flooring.

STUDY HOME OFFICE

11'2" x 6'11" (3.42m x 2.13m)
Having two double glazed windows to front, single panel radiator

KITCHEN/BREAKFAST ROOM

18'3" x 11'0" (5.57m x 3.36m)
Offering a comprehensive range of stylish eye and base level cupboard unit with door space and work tops having comprehensive mosaic tiled surrounds, five bottle wine rack, inset one and half bowl stainless steel sink unit with mixer tap, integrated dishwasher, fifty fifty fridge / freezer and double oven, double glazed window to rear, panel door to pantry cupboard, archway through to family room and walkway to breakfast room area having matching tiled flooring further double glazed window to rear, double panel radiator and double panel door to utility room.

UTILITY ROOM

7'0" x 5'2" (2.15m x 1.6m)
Offering a further range matching base level double cupboards, space for washing machine and tumble dryer, inset single drainer stainless steel sink unit with mixer tap, work top and matching tile surrounds, opaque double glazed panel door to side and matching tile flooring.

FAMILY ROOM/DINING ROOM

11'3" x 20'5" (3.43m x 6.23m)
Having two double glazed windows to front, radiator and open plan through to dining room having French style patio doors offering outlook and access to rear garden, further radiator, tiled floor through to larger than average kitchen

FIRST FLOOR LANDING

Having double glazed window to front, single panel radiator, further staircase raising to second floor, two power points and panel doors to lounge sitting room, two further bedrooms and family bathroom.

LOUNGE/SITTING ROOM

11'3" x 20'5" (3.43m x 6.23m)
Another beautifully presented room with double glazed windows to both front and rear, fireplace with marble hearth inset, two single panel radiator, television and telephone point.

BEDROOM THREE

11'2" x 12'3" (3.42m x 3.74m)
Double glazed window to rear and single panel radiator

BEDROOM FOUR

11'2" x 8'2" (3.42m x 2.49m)
Double glazed window to front and single panel radiator

FAMILY BATHROOM

Three piece suite comprising pedestal wash hand basin with mixer tap and tile surrounds, close cupboard WC and panel bath also having mixer tap incorporated shower fixtures and tile surrounds and in addition there is also a main shower over the bath, opaque double glazed window to rear, single panel radiator, shaver point and extractor fan.

SECOND FLOOR LANDING

Gallery style landing with double glazed window to front with single panel radiator and panel door to three further rooms and airing cupboard. Power point.

MASTER BEDROOM

11'0" x 14'1" (3.36m x 4.31m)
Also having double glazed window to front, single panel radiator under, contemporary design fitted bedroom furniture, panel door to en-suite /bath shower room

EN-SUITE/BATH/SHOWER ROOM

Refitted Four piece suite comprising of panel bath with mixer tap incorporating shower fixtures and tile surrounds, close cupboard WC, pedestal wash hand basin also mixer tap and tile surrounds, shower cubicle, single panel radiator, shaver point, extractor fan and opaque double glazed window to rear.

BEDROOM TWO

11'2" x 10'2" (3.42m x 3.12m)
Double glazed window to rear, single panel radiator, single panel door to en-suite.

EN-SUITE

Three piece suite comprising of pedestal wash hand basin with mixer tap and tile surrounds, close cupboard WC and shower cubicle, double glazed sky light windows to rear aspect, single panel radiator and shaver point.

BEDROOM FIVE

11'2" x 8'2" (3.42m x 2.49m)
Double glazed window to front and single panel radiator.

OUTSIDE FRONT

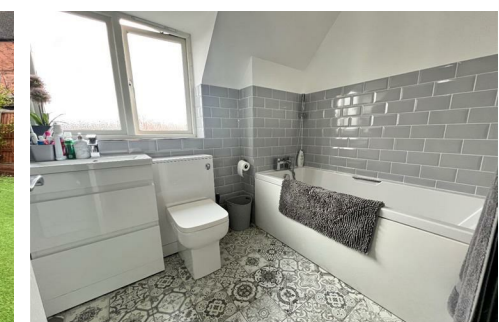
Lawn area to front with central pathway leading to entrance door and side timber gate leading to rear garden, garage and parking for several vehicles

DOUBLE GARAGE

16'5" x 17'1" (5.02m x 5.23m)
Having two up and over doors giving vehicle access, power and lighting connected, range of fitted cupboard for storage, eve storage space and single panel door giving access to garden.

OUTSIDE REAR

The rear garden is thoughtfully designed with composite decking patio and astro turf area boarded by shrub and flower borders, paved pathway leading to store for bins, side gate to/from rear and further gate giving access to parking and double garage



call to view 01536 418100

