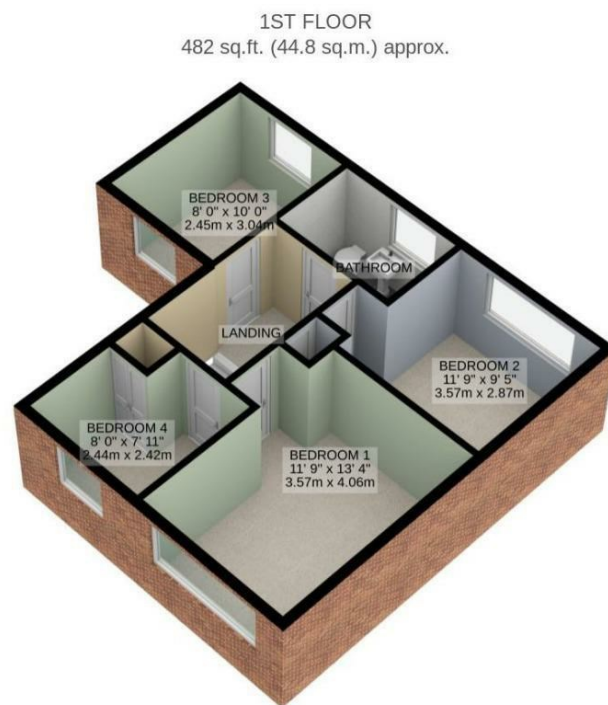
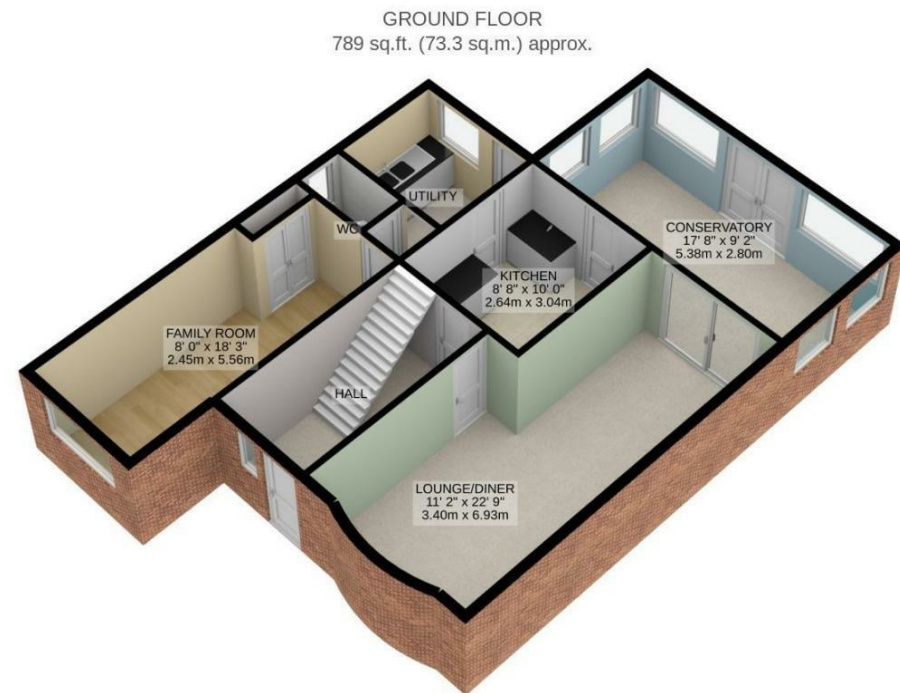


Connolly Drive, Rothwell NN14 6TN



Connolly Drive, Rothwell NN14 6TN

- FOUR (potentially 5) bedroom
- Very well presented throughout
- Open Views to rear
- Popular and sought after area
- Viewing recommended

PRICE
£325,000
OFFERS IN EXCESS
OF

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 **** Much extended and very well presented FOUR (potentially 5) bedroom Family home with landscape garden adjoining open Farmland views beyond. Gas central heated and double glazed; Reception Hall, Lounge/dining room, large Conservatory, modern kitchen and separate utility room, cloakroom W.C and Family Room (5th Bedroom). Landing to Four good bedrooms and a Family bathroom with a shower over. Off-road parking for several to front and well maintained enclosed rear garden with large shed. All within popular and sought after part of the Town.

RECEPTION HALL

Enter Via double glazed door, with side screen, laminated wood block style flooring, panelled door to lounge/Dining Room, stairway with cupboards under, single panelled radiator and further door to Kitchen

LOUNGE/DINING ROOM

22'8" x 11'5" narrowing to 9'2" (6.91m x 3.49m narrowing to 2.81m)
Double glazed bow window to front with mantel and double panelled radiator under, ceiling coving through to dining area, further radiator and sliding door to Family Room/Conservatory

KITCHEN

10'5" x 8'7" (3.19m x 2.64m)
Modern Kitchen units at base and eye level with complimentary work tops with built in double oven and gas hob and extractor over, integrated fridge/freezer glazed door to family room/conservatory area and utility area.

UTILITY ROOM

7'10" x 6'10" (2.4m x 2.09m)
Incorporating one and half bowl stainless steel sink, base and eye level units and plumbing for washing machine under and space for tumble dryer, double glazed door to rear plus double glazed door to rear plus double glazed door and window to rear garden, double panelled radiator, door to Cloakroom/Wc and further room (Bedroom Five/Study)

BEDROOM FIVE/STUDY

8'0" x 18'2" (2.45m x 5.56m)
Versatile room with double glazed window to front, double panelled radiator and laminated wood block style flooring

CLOAKROOM/WC

Refitted Wc and wash hand basin, single panelled radiator and double glazed window to side

FAMILY ROOM/CONSERVATORY

18'0" x 9'6" (5.5m x 2.9m)
Half brick and double glazed conservatory with double glazed French doors leading on to garden area, gas radiator. and wood block style flooring

LANDING

Doors to all rooms, airing cupboard providing further storage area, loft hatch and power point

MASTER BEDROOM

12'5" x 9'7" (3.79m x 2.93m)
Double glazed window to front with radiator under

BEDROOM TWO

9'7" x 9'10" (2.93m x 3.02m)
Double glazed window to rear, with farmland views beyond and radiator

BEDROOM THREE

12'9" x 8'0" (3.9m x 2.44m)
Double glazed window to rear, enjoying views over farmland beyond, radiator, further double glazed window to front

BEDROOM FOUR

8'3" x 8'1" (2.53m x 2.48m)
Double glazed window to front, radiator, and built in wardrobe.

BATHROOM

Re-fitted three piece suite comprising panel bath with shower over, low level wc and pedestal wash hand basin, double glazed window to rear, ceiling spot lights and Victorian style radiator/heated towel rail

OUTSIDE FRONT

Hard standing parking providing off road parking for two vehicles, low maintenance gravel garden with shrub borders, bin store and side gate to rear

OUTSIDE REAR

Additional feature to the property with large flagstone and walled patio area, lawn main garden, timber shed and open views to farmland beyond



call to view 01536 418100

