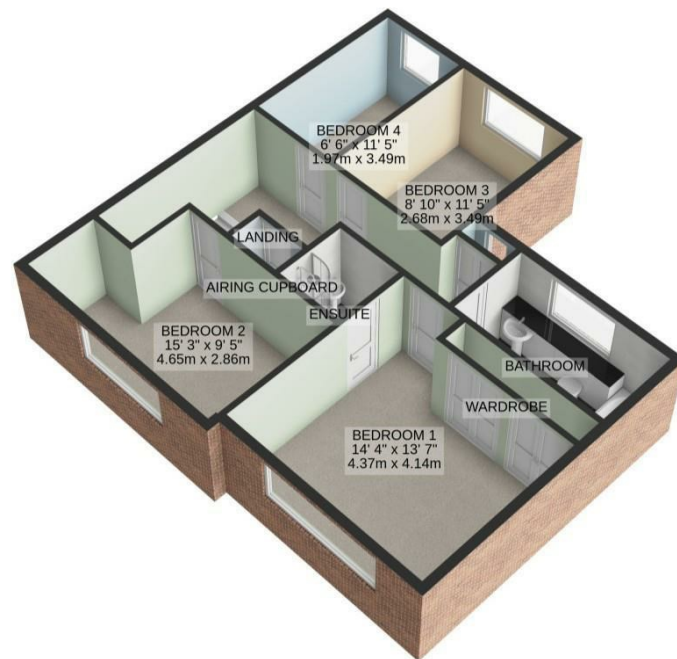
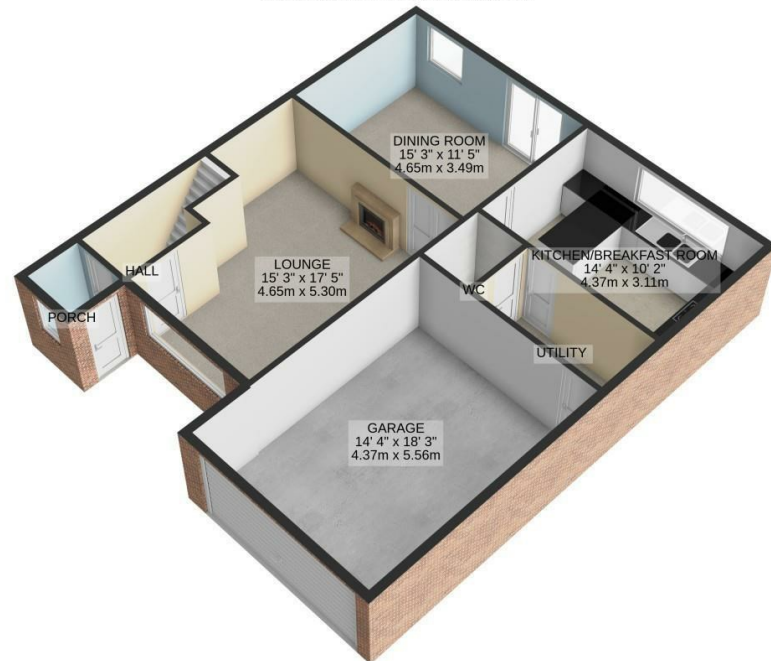


Kipton Close, Rothwell NN14 6DR

1ST FLOOR
719 sq.ft. (66.8 sq.m.) approx.



GROUND FLOOR
932 sq.ft. (86.5 sq.m.) approx.



Kipton Close, Rothwell NN14 6DR

- Four good size bedrooms and ensuite to Master
- Extensive Landscape elevated private gardens with total plot size including house area 0.24 Acres - 971 sq.m (10,450 sq.ft)
- Ample Parking and double garage
- Descreate Cul-De-Sac position
- Much extended and very well presented
- House size Approx floor area 127 sq.m (1,388 sq.ft)

PRICE
£335,000
CHAIN FREE

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.



23 High Street, Rothwell
01536 418100
info@simonac.co.uk
simonac.co.uk



**** IN PERSON AND VIDEO VIEWINGS AVAILABLE **** Offered with NO CHAIN and enjoying EXTENSIVE elevated landscape garden with a total plot size including house area 0.24 Acres - 971 sq.m (10,450 sq.ft) is this much extended and very well presented FOUR bedroom semi-detached Family home with ample parking and DOUBLE GARAGE. Porch and entrance hall opening to Lounge/sitting room. Separate dining room, modern kitchen/breakfast room, utility and cloakroom W.C. Landing to modern Bathroom and Four good size bedrooms with en-suite to Master.

Approx floor area 127 sq.m (1,388 sq.ft)

ENTRANCE PORCH

Via opaque leaded and stained double glazed panelled door with matching window to side, double power point and heater, glazed door to Entrance Hall

ENTRANCE HALL

Having stair case raising to first floor landing, single panelled radiator and panelled door to Lounge/Sitting Room

LOUNGE/SITTING ROOM

15'3" x 17'4" (4.65m x 5.30m)
Having double glazed bow window to front with display mantle and double panelled radiator under, inset ceiling spot lights, fire place with fitted cupboard and display shelving, glazed double doors opening to separate Dining Room

SEPARATE DINING ROOM

15'3" x 11'5" (4.65m x 3.49m)
Having double glazed window and tilt and turn double glazed door offering outlook and access to larger than average rear garden, single panelled radiator and panelled door to Kitchen/Breakfast Room

KITCHEN/BREAKFAST ROOM

14'4" x 10'2" (4.37m x 3.11m)
Offering a comprehensive range of white high gloss, high and base level cupboard units with drawer space and work surface areas leading to breakfast base area, tiled surrounds and tiled floor, one and half bowl single drainer sink unit with mixer tap, oven, inset hob and extractor, space for American style fridge/freezer, plumbing for dishwasher, double glazed window to rear, ceiling spot lights, double panelled radiator and door to Utility Room

UTILITY ROOM

Having further high and base level cupboard units, work tops with tiled surrounds and sink unit, plumbing for automatic washing machine, single panelled radiator, double glazed window to side, panelled door to Cloakroom/Wc and further door to Double Garage

CLOAKROOM/WC

Comprising vanity wash hand basin and Wc, tiled floor and wall mounted cupboard

LANDING

Having panelled doors Four Good size Bedrooms, airing cupboard and Bathroom, double glazed window to rear, power points, loft hatch and further cupboard

MASTER BEDROOM

14'4" x 13'6" (4.37m x 4.14m)
Having double glazed window front, double panelled radiator, a range of built in wardrobes providing clothes hanging and shelving space and panelled door to En-Suite

EN-SUITE

Comprising close coupled Wc, inset vanity wash hand basin with cupboards under and shower cubicle full tiling to walls, inset ceiling spot lighting and heated towel rail/radiator

DOUBLE BEDROOM TWO

15'3" x 9'4" (4.65m x 2.86m)
Also having double glazed window to front and single panelled radiator, recess for wardrobe

DOUBLE BEDROOM THREE

8'9" x 11'5" (2.68m x 3.49m)
Having double glazed window over looking rear garden and single panelled radiator

BEDROOM FOUR

6'5" x 11'5" (1.97m x 3.49m)
Sizable fourth bedroom with double glazed window to rear and radiator

BATHROOM

Three piece suite comprising wash hand basin, Wc and panelled bath with screen and shower over, ceiling spot lights, single panelled radiator and full tiling to walls and floor

OUTSIDE FRONT

The front offering block paved parking for two vehicles including access to Double Garage, side gated access to rear garden

DOUBLE GARAGE

14'4" x 18'2" (4.37m x 5.56m)
Having electric roller door with a key fob, power and lighting connected, personal door to/from Utility Room

OUTSIDE REAR

The property has the added benefit of extensive rear garden, offering landscaped gardens with immediate and various paved patio and decking areas, inset and bordered by a larger variety of shrub and flower beds, green house and timber shed, stepping stone pathway leading to the top of the garden with further shed



call to view 01536 418100

