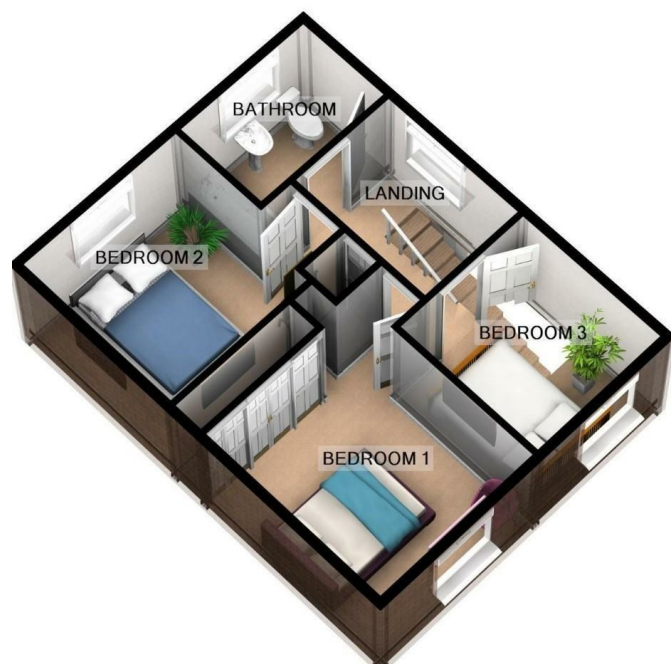


## Nelson Drive, Rothwell NN14 6DZ



GROUND FLOOR  
APPROX. FLOOR  
AREA 654 SQ.FT.  
(60.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 402 SQ.FT.  
(37.3 SQ.M.)



## Nelson Drive, Rothwell NN14 6DZ

- Three bedrooms
- Well presented
- Cul-De-Sac position
- Gas central heated and double glazed
- Approx floor area 87 sq.m (936 sq.ft)

PRICE  
£279,950

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 \*\*** Occupying a pleasant Cul-De-Sac position is this well presented and Springfir built three bedroom detached house with parking, garage and enclosed rear garden. Gas central heated and double-glazed. Entrance Hall, Lounge/dining room and re-fitted kitchen, Utility and cloakroom W.C. Landing to three bedrooms and bathroom. Block paved parking for two and garage

Approx floor area 87 sq.m (936 sq.ft)

### ENTRANCE HALL

Via Upvc panel door. Staircase raising to first floor landing with storage cupboard under. Power point and telephone point, single panel radiator, laminated wood block style flooring and panel doors to kitchen and lounge / dining room.

### LOUNGE/DINING ROOM

11'5" x 11'5" narrowing to 9'1" (3.48m x 3.48m narrowing to 2.79m )  
With the lounge area having Upvc double glazed bow window to front with display mantle and double panel radiator under, dado rails leading through to open plan dining area with further double panel radiator, continuation of laminated wood block style flooring, TV point and Upvc double glazed sliding doors offering outlook and access to landscaped rear garden.

### KITCHEN

10'4" x 8'7" (3.16m x 2.63m )  
Offering a comprehensive range of high and base level cupboard units with drawer space and work tops having tile surrounds, inset one and a half bowl single drainer sink unit with mixer tap, appliance space with electric cooker point and plumbing for automatic dishwasher, Upvc double glazed window to rear garden and glazed and timber panel door to utility / breakfast area.

### UTILITY/BREAKFAST ROOM

8'3" x 7'2" max (2.52m x 2.20m max )  
Offering additional appliance space with plumbing for automatic washing machine, base cupboard and work top also having tile surrounds, Upvc double glazed window to side, integral door to garage, double panel radiator and panel door to rear lobby.

### REAR LOBBY

In turn having opaque Upvc double glazed door to rear garden and door to cloakroom WC.

### CLOAKROOM/WC

Comprising WC and wash hand basin with tile surrounds, opaque Upvc double glazed window to rear, dado rail.

### LANDING

Having panel doors to three bedrooms, bathroom and airing cupboard

housing hot water tank with shelving over. Loft hatch and Upvc double glazed window to side. Power point.

### BEDROOM ONE

12'4" x 9'6" min plus door recess (3.77m x 2.91m min plus door recess )  
Upvc double glazed window to front with single panel radiator under, plus loft hatch

### BEDROOM TWO

9'6" plus door recess x 9'10" (2.90m plus door recess x 3m )  
Upvc double glazed window to rear with single panel radiator.

### BEDROOM THREE

8'2" x 8'3" (2.50m x 2.54m )  
Upvc double glazed window to front, single panel radiator, over stairs bulk head with fitted desk over.

### BATHROOM

Three piece suite comprising of close coupled WC, pedestal wash hand basin, and panel bath with mixer tap incorporating shower fitment all of which having tile surrounds, single panel radiator and opaque Upvc double glazed window to rear. Pendent light switch.

### OUTSIDE FRONT

To the front the garden is mostly laid to lawn edged with shaped shrub and flower borders, parking which in turn gives access to garage and path to entrance door and rear garden via side gate.

### OUTSIDE REAR

The Rear is also mainly laid with shaped lawns and well stocked with a large variety of shrub and flowers, paved patio and outside tap. The garden enjoys a south easterly aspect and includes storage shed located at the side of the main house. Outside tap and lighting.

### GARAGE

16' x 8' (4.88m x 2.44m )  
Having up and over door, power and light connected, internal door to / from main house.



call to view 01536 418100

