



Oxford Street, Rothwell NN14 6HA

- FOUR bedrooms
- Offered with NO CHAIN
- Immaculately presented
- Excellent EPC 'B' energy rating
- Usefully garage with potential for conversion (subject to regs etc) see images/video
- Block paved parking
- Pleasant rear garden
- Viewing recommended

PRICE
£295,000
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.



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



**** IN PERSON VIEWINGS AND VIDEO VIEW AVAILABLE **** Offered with NO CHAIN is this immaculately presented FOUR BEDROOM detached Family home with block paved parking and Garage offering potential for conversion (STBR) and pleasant rear garden. Upvc double glazed and gas central heated with an excellent EPC 'B' energy rating. Entrance Hall, lounge/sitting room and open plan dining/ kitchen with two built in ovens, hob and integrated Dishwasher. Utility and cloakroom W.C. Landing to Family bathroom and four bedrooms with an en-suite to the Master. **MUST VIEW**

Approx. floor area 99 sq.m (1,066 sq.ft)

ENTRANCE HALL

Enter the property via double glazed panelled door. Stairs rising to first floor landing and door leading to Lounge/Sitting Room.

LOUNGE/SITTING ROOM

13'11" x 10'5" (4.25m x 3.18m)

Double glazed window to front. Underfloor heating with wood effect ceramic tiled flooring. TV/internet point. Wall mounted thermostat and door leading to kitchen/diner.

KITCHEN/DINING ROOM

10'2" 17'10" (3.11m 5.45m)

Spacious kitchen/diner with window and French doors opening into the Easterly aspect rear garden. Having a range of modern soft close, eye and base level units with complementary work surfaces and marble effect subway tiles. Sink and drainer with mixer tap over. Space for fridge and freezer. Integrated dishwasher and two ovens, induction hob with overhead stainless-steel extractor hood. Thermostat, spotlights, and door to a shelved under stairs cupboard. Wood effect ceramic tiled flooring. Door leading into utility room and cloakroom/WC.

UTILITY ROOM

Matching base and eye level units with complementary work surfaces over. Stainless steel one and a half bowl sink unit with drainer and mixer tap over. Plumbing, electric and space for washing machine and dryer. Extractor fan. External door leading into rear garden and door to guest cloakroom.

CLOKAROOM/WC

Two-piece suite with cloakroom wash hand basin with vanity unit below and WC. Window to side elevation. Extractor fan and continuation of the wood effect ceramic tiled flooring.

LANDING

Stairs rising to first floor landing. Doors to four bedrooms and family bathroom. Wall mounted thermostat controlling first floor.

MASTER BEDROOM

12'9" x 10'4" (3.89m x 3.17m)

Generous double room with window to front with panel radiator below. Fitted wardrobes. Door to en suite.

EN-SUITE

4'6" x 5'8" (1.38m x 1.75m)

Three-piece suite comprising fully tiled shower, close coupled WC, pedestal wash hand basin with mixer tap over and complementary splashback tiling. Chrome heated towel rail, mirror, extractor fan, spotlights and ceramic tiled flooring. Obscure window to front.

BEDROOM TWO

10'9" x 9'8" (3.3m x 2.96m)

Double room with window to front and radiator below.

BEDROOM THREE

12'9" x 8'5" (3.89m x 2.58m)

Double room with window to rear. Fitted double wardrobes.

BEDROOM FOUR

11'7" x 8'5" (3.55m x 2.57m)

Double room with window to rear. Fitted wardrobe and TV point. Loft hatch with ladder.

FAMILY BATHROOM

8'1" x 6'5" (2.47m x 1.97m)

Three-piece suite with panelled bath and side screen, with mains shower over. Wall mounted wash hand basin with mixer tap over and WC. Ceramic tiles to sensitive areas. Traditional heated towel rail. Shaver point, extractor fan and mirror. Ceramic tiled floor. Obscure window to rear.

OUTSIDE FRONT

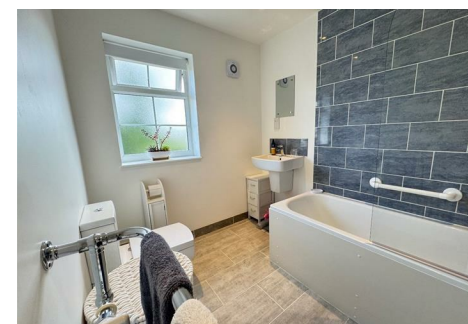
Outside the property, you will find a beautifully presented block paved frontage, with driveway providing off road parking. Single garage with barn style doors, insulated with power and lighting. Garage is Gated pedestrian pathway leading to rear garden.

OUTSIDE REAR

Pleasant Easterly aspect landscaped garden, mainly laid to lawn with an Indian Sandstone patio. The garden is fully enclosed by timber panelled fencing. Raised sleeper flower beds.

GARAGE

See Images and Video - Potential for conversion (subject to building regulations) an additional



call to view 01536 418100

