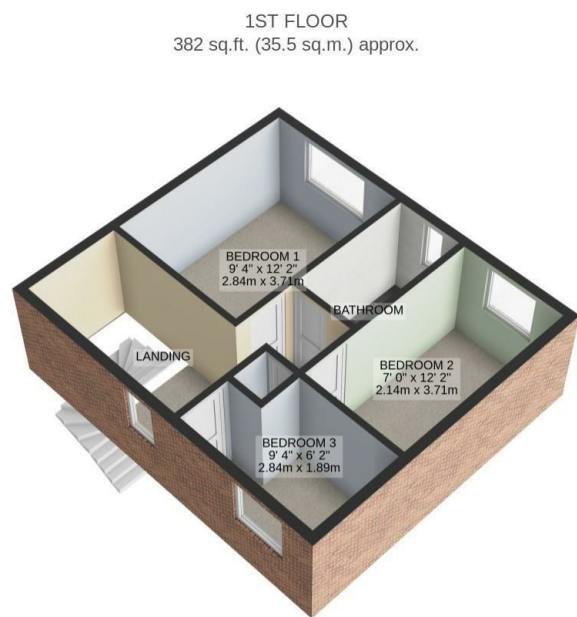
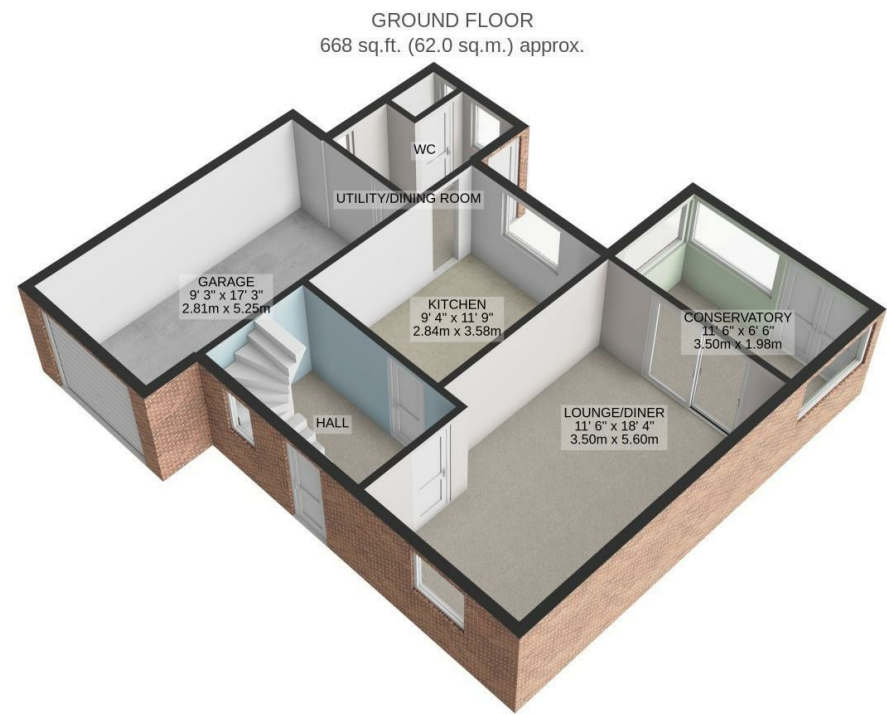


# Connolly Drive, Rothwell NN14 6TN



TOTAL FLOOR AREA : 1050 sq.ft. (97.5 sq.m.) approx.



## Connolly Drive, Rothwell NN14 6TN

- Popular Location
- Good sized plot
- Conservatory extension
- Well presented
- Planning permission

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.



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**\*\*IN PERSON AND VIDEO VIEWS AVAILABLE\*\*** Offered to the market is this well presented three bedroom detached family home. Located in a very popular part of the town and having a larger than average plot for it's house type, the property offers full gas central heating and Upvc double glazing, with other benefits to include a conservatory extension, block paved off road parking for four vehicles, an impressive enclosed rear garden offering a large degree of privacy and also boasts planning permission to extend if required. The overall accommodation comprises entrance hall, Lounge/dining room, kitchen/breakfast room, utility room and guest WC. The first floor offers three bedrooms and bathroom. Outside is the aforementioned off road parking and single garage to front and private landscaped enclosed rear garden. Viewing is recommended.

ENTRANCE HALL

Via obscured Upvc double glazed door, having laminated wood block style flooring, dog leg stair case raising to first floor landing, single panelled radiator, under stairs alcove and panelled doors to Lounge/Dining Room and Kitchen

LOUNGE/DINING ROOM

18'2" x 11'3" (5.56m x 3.45m )  
Having Upvc double glazed bow window to front with display mantel and double panelled radiator under, continuation of laminated wood bock style flooring, ceiling coving further single panelled radiator, feature Adams style fire place housing living flame coal effect gas fire, sliding double glazed patio doors to Conservatory

CONSERVATORY

11'3" x 6'5" (3.45m x 1.98m )  
Predominately of Upvc double glazed construction with full height picture windows to three sides, Upvc double glazed French double doors to rear garden continuation of laminated wood block style flooring and double panelled radiator

KITCHEN

11'10" x 9'6" (3.61m x 2.90m )  
Refitted high and base level cupboard units with display units, work surface areas and drawer space, integrated fridge and freezer and dishwasher, electric oven, four ring electric hob with extractor and hood over, breakfast bar area, Upvc doble glazed windows offering views over rear garden, doorway to Utility Room

UTILITY/BREAKFAST ROOM

7'10" x 6'7" (2.39m x 2.01m )  
currently being used as a breakfast area, single panelled radiator, wall mounted boiler, Upvc double glazed window to side and timber panelled door to Garage, Cloakroom/Wc, further Upvc double glazed door to rear

CLOAKROOM/ WC

Having laminated wood block style flooring, obscured double glazed window to rea, wall mounted wash hand basin with tiling and low level WC, ceiling coving

LANDING

Having Upvc double glazed picture window to front, ceiling coving, doors to Three Bedrooms and Family Bathroom, loft hatch and airing cupboard housing hot water cylinder and shelving

MASTER BEDROOM

12'0" x 9'3" (3.66m x 2.84m )  
Having Upvc double glazed window to rear and single panelled radiator, ceiling coving

DOUBLE BEDROOM TWO

12'0" x 7'1" (3.66m x 2.16m )  
Having Upvc double glazed window to rear, single panelled radiator and ceiling coving

BEDROOM THREE

9'3" x 5'10" (2.84m x 1.78m )  
Having Upvc double glazed window to front, single panelled radiator

FAMILY BATHROOM

Refitted three piece suite comprising of close coupled Wc, pedestal wash hand basin and panelled bath with shower over, complimentary tiling to all walls, wall mounted chrome heated towel rail, obscured Upvc double glazed window to rear, spot lights to ceiling, extractor fan

OUTSIDE FRONT

The front is open plan being with block paved parking offering parking for four to five vehicles, giving access to Single Garage and Entrance Hall, gravel borders for low maintenance, part enclosed by dwarf wall and timber gate to side leading to rear garden

GARAGE

With up and over door with power and lighting connected, the rear of the garage has been partitioned to create a utility space with laminated wood block style flooring, plumbing for automatic washing machine, work surface areas and ample further appliance space

OUTSIDE REAR

The rear garden offers a large gravel areas with shaped lawn and further gravel borders for low maintenance, shrubs and flower borders, enclosed by timber panelled fencing offering a great deal of privacy



call to view 01536 418100

