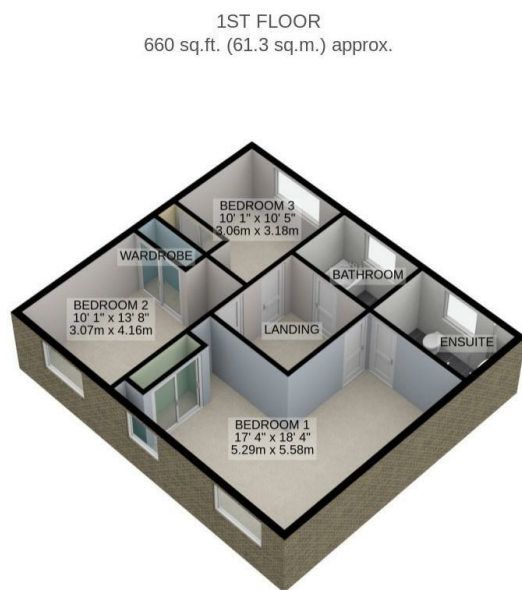
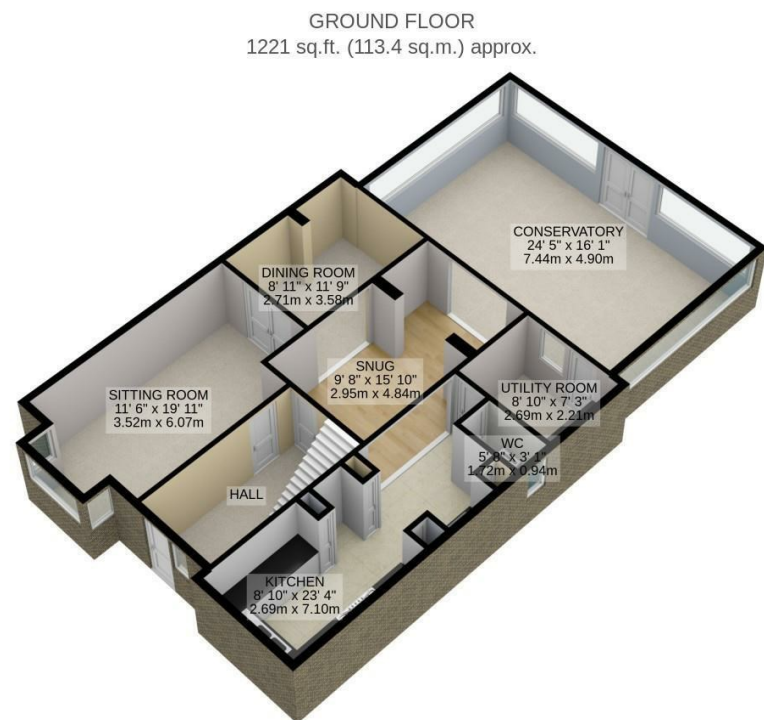


# Dempsey Drive, Rothwell NN14 6LA



TOTAL FLOOR AREA : 1881 sq.ft. (174.7 sq.m.) approx.



## Dempsey Drive, Rothwell NN14 6LA

- FORMALLY FOUR BEDROOM NOW THREE DOUBLE BEDROOMS
- Completely redesigned
- Immaculately presented throughout
- A MUST VIEW HOME
- No Chain
- Approx floor area 175 sq.m (1,881 sq.ft)

PRICE  
£399,995  
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





# Dempsey Drive, Rothwell NN14 6LA

PRICE £399,995 FREEHOLD

FORMALLY FOUR BEDROOM - VIEWING IS A MUST WITHIN THIS OUTSTANDING NOW THREE (formally four) DOUBLE BEDROOM EXTENDED FAMILY HOME occupying a predominant cul-de-sac position on the ever-popular Glendon Mead development. Redesigned to a high standard throughout with a continental contemporary twist.

All immaculately presented home comprising; Reception Hall, Lounge/sitting room, Dining room through the family reception area, re-fitted kitchen with integrated appliances, separate Utility and cloakroom W.C. Stunning 38 sq.m (410 sq.ft Conservatory. Landing to refitted Bathroom, Three double bedrooms (formally four) with en-suite to master. Outside offers ample block paved parking to the front and paved North/Easterly aspect low maintenance rear garden. MUST VIEW PROPERTY

Approx floor area 175 sq.m (1,881 sq.ft)

## RECEPTION HALL

13'10" x 6'9" (4.22m x 2.08m )  
Via opaque double glazed panelled door with leaded double glazed size screen, radiator, inset ceiling spot lights, stair case raising to first floor landing with chrome and glass balustrades, under stairs storage cupboard and quality tiling panelled doors to Lounge/Sitting Room and Kitchen/Dining Room

## LOUNGE/SITTING ROOM

19'8" x 11'6" (6m x 3.51m)  
Into leaded double glazed window to front, inset ceiling spot lights and coving, continuation of tiled floor and double doors opening to Dining Area/Family/Conservatory Room

## DINING ROOM/FAMILY/CONSERVATORY ROOM

20'2" x 16'4" max (6.15m x 5m max )  
continuation of tiled floor, vertical radiator, inset ceiling spot lights, archway to superb Conservatory extension exceeding 400 sqft having windows and double doors giving outlook and access to rear garden, panelled doors to Utility Room and Cloakroom/Wc, walk through to main Kitchen Area

## KITCHEN

19'4" x 8'7" (5.91m x 2.64m )  
Offering a comprehensive range of high gloss, soft close, high and base level cupboard units with drawer space and granite work surface areas and surrounds, inset one and half bowl sink with mixer tap, five ring gas hob and extractor, three built in ovens and microwave unit, integrated dishwasher, leaded double glazed window to front, inset ceiling spot lights, further appliance space with area for American style fridge/freezer, chrome vertical radiator and continuation of tiled floor

## UTILITY ROOM

7'3" x 8'9" (2.21m x 2.68m )  
Further matching cupboards, appliance space to include plumbing for automatic washing machine, continuation of tiled floor, radiator and door to aforementioned Conservatory

## CLOAKROOM/WC

Fully tiled refitted suite comprising close coupled Wc and vanity wash hand basin with cupboards under, opaque double glazed window to side, inset ceiling spot lights and heated towel rail/radiator

## LANDING

Having continuation of tiled flooring and doors to Three Double (formally four) Bedrooms, Family Bathroom and linen cupboard with shelving, inset ceiling spot lights, loft hatch and power point

## MASTER BEDROOM

18'4" x 9'0" widneing to 15'7" (5.6m x 2.76m widening to 4.77m )  
To front of full height mirror fronted double wardrobes providing extensive clothes hanging and shelving space, fitted drawer unit and shelving, two double glazed windows to front, single panelled radiator, inset ceiling spot lights and panelled door to En-Suite

## EN-SUITE

Fully tiled suite comprising close coupled Wc, vanity wash hand basin with cupboards under and double shower cubicle, opaque double glazed window to rear, heated towel rail/radiator and spot lights

## DOUBLE BEDROOM TWO

14'0" plus door recess x (4.28m plus door recess x )  
To rear of fitted wardrobe providing extensive range of clothes hanging and shelving space, ceiling spot lights, radiator, double glazed window to front

## DOUBLE BEDROOM THREE

10'0" plus door recess x 9'11" (3.07m plus door recess x 3.03m )  
To rear of fitted wardrobe providing extensive range of clothes hanging and shelving space, double glazed window to rear, radiator and ceiling spot lights

## FAMILY BATHROOM

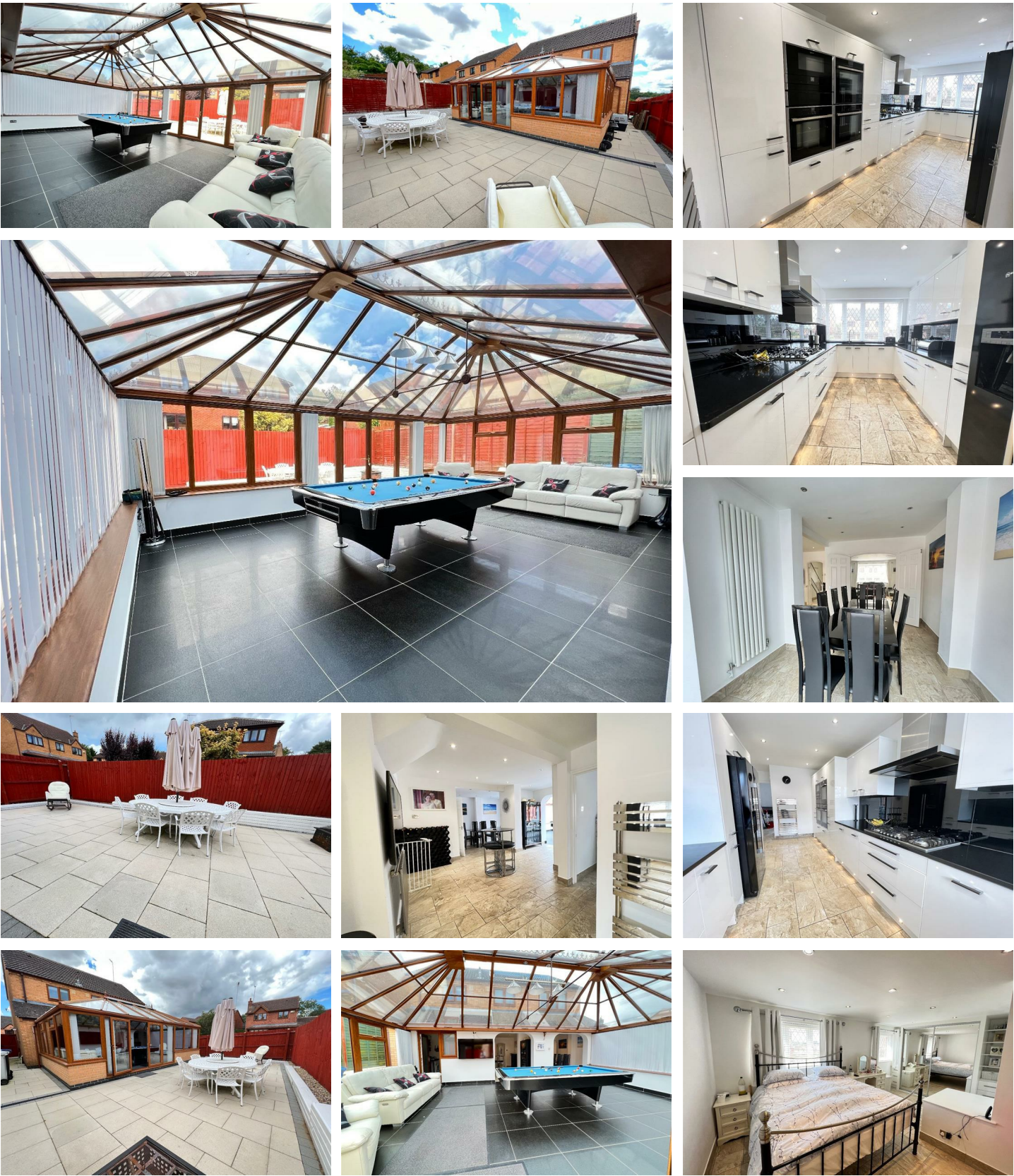
Fully tiled suite comprising panelled bath with shower and screen over, Wc and wash hand basin with cupboard and drawers below, opaque double glazed window to rear and heated towel rail/radiator

## OUTSIDE FRONT

To the front there is block paved parking, steps to front entrance door and side gate to rear garden

## OUTSIDE REAR

The rear garden enjoys a North Easterly aspect being fully paved for low maintenance, gravel boarders and enclosed via panelled fencing



call to view 01536 418100

