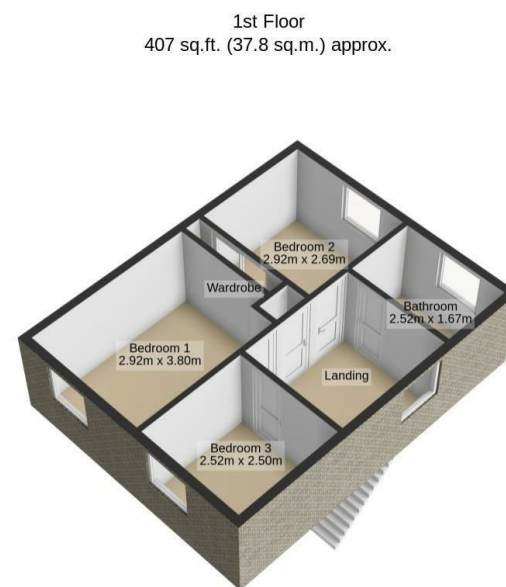
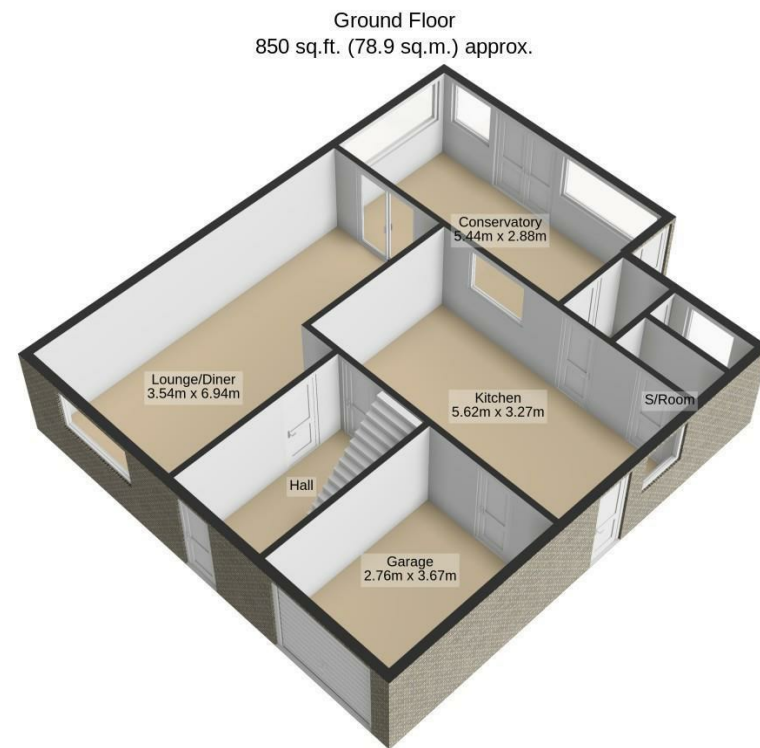


Nelson Drive, Rothwell NN14 6DZ



Total Floor Area : 1256 sq.ft. (116.7 sq.m.) approx.



Nelson Drive, Rothwell NN14 6DZ

- Three bedrooms
- Ex-show home
- Good sized drive way
- Conservatory extension
- Impressive Kitchen with integrated appliances
- Shower room
- Well presented

PRICE
£325,000

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**** A impressive and extended three bedroom detached family home. This former show home (with only one owner) occupies a good sized plot in a popular cul de sac. The house has been thoughtfully extended on the ground floor by way of a conservatory and shower room/WC, with other benefits to include off road parking for four or more cars, attractive fitted kitchen with integrated appliances and a low maintenance private rear garden. The overall accommodation comprises entrance hall, Lounge/Dining room, Kitchen, shower room/WC and conservatory. the first floor offers three bedrooms and bathroom. Outside is block paved off road parking on a spacious drive way and single garage (for small cars only) to front and an attractive, low maintenance private enclosed rear garden. Viewing is recommended.

ENTRANCE HALL

Via obscured double glazed panelled door with matching side screens, ceramic tiled flooring, single panelled radiator, stair case raising first floor landing with under stairs storage cupboard, ceiling coving, panelled doors to Kitchen and Lounge/Dining Room

LOUNGE/DINING ROOM

11'7" x 22'9" (3.54m x 6.94m)

Having Upvc double glazed bow window to front with shutters with panelled radiator under, continuation of ceramic tiled flooring, dado rails, feature fire place with display mantel and hearth housing living flame gas fire, further double panelled radiator and sliding double glazed patio doors leading to Conservatory

CONSERVATORY

17'10" x 9'2" (5.44m x 2.80m)

Predominately of brick and Upvc double glazed construction with Upvc double glazed French doors to rear and door to side giving outlook and access to rear garden, double panelled radiator

KITCHEN

18'5" x 10'8" (5.62m x 3.27m)

Having a refitted range of high and base level cupboard units with drawer space and granite work tops, double bowl built in drainer sink unit with mixer tap, integrated dishwasher, washing machine and fridge, built in range oven with five ring gas burner with electric oven and grill below and extractor fan and hood over, ten bottle rack and chiller ceramic high gloss tiled flooring, Upvc double glazed window to conservatory, spot lights and ceiling coving, vertical radiator, door to Garage and further panelled doorway to Inner Hall

INNER HALLWAY

Continuation of high gloss tiled flooring, obscured double glazed door to Conservatory and door to Shower Room

SHOWER ROOM

Three piece suite comprising of wall mounted wash hand basin, close coupled Wc and shower cubicle, tiling to walls, continuation of high gloss tiled flooring, obscured double glazed window side, ceiling coving, single panelled radiator and extractor fan

LANDING

Having doors to Three Bedrooms and Bathroom, airing cupboard housing hot water cylinder with shelving, Upvc double glazed window to rear with shutters, ceiling coving and loft hatch

BEDROOM ONE

9'6" x 12'5" (2.92m x 3.80m)

Having Upvc double glazed window to front with shutters, ceiling coving and single panelled radiator

BEDROOM TWO

9'6" x 8'6" (2.92m x 2.61m)

Having Upvc double glazed window to rear with shutters single panelled radiator, dado rails, built in wardrobe4bs providing clothes hanging and shelving space

BEDROOM THREE

8'3" x 8'2" (2.52m x 2.50m)

Having Upvc double glazed window front with shutters, single panelled radiator, dado rail, ceiling coving and built in storage/wardrobe over bulk head

BATHROOM

Four piece suite comprising of pedestal wash hand basin, close coupled Wc, bidet and panelled bath with mixer tap incorporating shower fitment and screen over, tiling to walls, obscured double glazed window to rear with shutters, ceiling coving, single panelled radiator

OUTSIDE FRONT

The front offers block paved parking for several vehicles, leading to Garage, hedge row and gate to side leading to rear garden

GARAGE

Having pover and lighting connected, having utility space to include appliance space to include plumbing for automatic washing machine and ample further appliance space

OUTSIDE REAR

The rear garden is a particular feature to the property with side patio being landscaped for low maintenance having gravelled areas with deep and shrub borders, outside tap, timber garden shed, the rear garden is enclosed by hedges and timber panelled fencing offering a good degree of privacy



call to view 01536 418100

