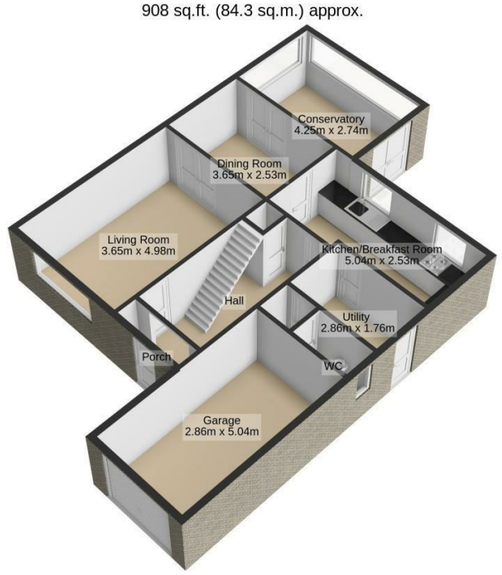
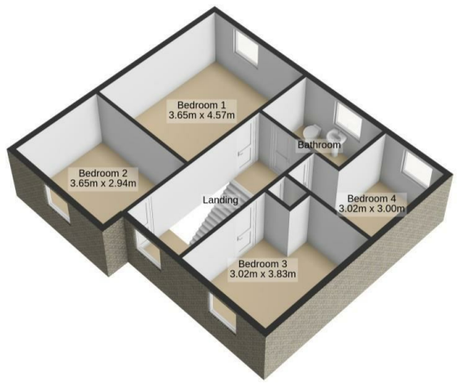
Playford Close, Rothwell NN14 6TU

Ground Floor
908 sq.ft. (84.3 sq.m.) approx.



1st Floor
666 sq.ft. (61.9 sq.m.) approx.



Total Floor Area : 1574 sq.ft. (146.2 sq.m.) approx.



Playford Close, Rothwell NN14 6TU

- Four good sized bedrooms
- Well maintained front, rear and side gardens
- Off road parking for three plus single garage
- Cul de sac position
- Conservatory extension
- Three reception rooms
- Viewing is recommended

PRICE
£375,000

All measurements are approximate and for guidance only. We have not tested any appliances, equipment, systems, or services and cannot confirm their condition or suitability. Buyers should not assume compliance with planning consents or current usage. Items are excluded unless expressly stated. Please contact us to verify anything of particular importance. Image Notice: Photographs may be digitally enhanced using AI to improve lighting, clarity, or presentation. No material property features are intentionally altered. Wide-angle lenses may also be used.

The Property Ombudsman

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

SIM&N & CO.
ESTATE AGENTS

Playford Close, Rothwell NN14 6TU

PRICE £375,000 FREEHOLD

IN PERSON AND VIDEO VIEWINGS AVAILABLE An impressive and extended FOUR bedroom detached family home, being well presented throughout and occupying a popular cul de sac position. Built by Messrs Springfir Estates the house offers three separate reception areas as it has been extended by way of a conservatory which enjoys a southernly aspect with views over the rear garden and roof top views over fields beyond. Other benefits include a good sized Kitchen/Breakfast room and parking for three cars plus the single garage. The overall accommodation comprises of entrance porch, entrance hall, Lounge, separate Dining Room, Conservatory, Kitchen/breakfast room, Utility room and Guest WC. The first floor via a gallery landing provides four good sized bedrooms and refitted family bathroom. Outside expect to find an open plan front garden with drive way for three vehicles and single garage. The attractive rear/side gardens are well maintained with a raised patio ideal for entertaining.

ENTRANCE HALL
Via obscured Upvc double glazed door with matching side screens, having stair case raising to first floor landing with storage cupboard under, double panelled radiator, panelled doors to Lounge/Sitting Room and Utility Room

LOUNGE/SITTING ROOM
16'2" x 11'5" (4.95m x 3.5m)
Having Upvc double glazed bow window to front with display mantle having double panelled radiator under, ceiling coving, feature fire place with display mantel and hearth housing living flame gas fire, glazed double doors to separate Dining Room

DINING ROOM
11'11" x 8'4" (3.65m x 2.55m)
Having Upvc double glazed French double doors offering access to Conservatory, ceiling coving, double panelled radiator and panelled door to Kitchen/Breakfast Room

CONSERVATORY
9'0" x 13'9" (2.75m x 4.2m)
Predominately of brick and Upvc double glazed construction offering outlook to rear garden and rooftop views views over fields and countryside beyond, ceramic tiled flooring, Upvc double glazed French doors to side

KITCHEN/BREAKFAST ROOM
18'0" x 8'10" max narrowing to 7'4" (5.5m x 2.7m max narrowing to 2.25m)
Offering a range of refitted high and base level cupboard units with drawer space and work tops having tiled surrounds with built in one and half bowl single drainers sink unit with mixer tap, integrated dishwash and fridge, Stove five ring gas hob and double oven, ceramic tiled flooring, single panelled radiator, two Upvc double glazed windows offering outlook to rear garden and rooftop views views over fields and countryside beyond, panelled door to aforementioned Utility Room

UTILITY ROOM
9'0" x 5'8" (2.75m x 1.75m)
Having appliance space to include plumbing for automatic washing machine plus further ample appliance space, continuation of ceramic tiled flooring, wall mounted boiler, obscured double glazed door to side giving access to rear garden, panelled door to Rear Hall

CLOAKROOM/WC
Having close coupled Wc and pedestal wash hand basin, continuation of ceramic tiled flooring, wall ,mounted chrome heated towel rail/radiator, obscured Upvc double glazed window to side

GALLEY LANDING
Having panelled doors to Four Bedrooms, Bathroom and airing cupboard housing hot water cylinder with shelving and storage, Upvc double glazed window to front and loft hatch

DOUBLE BEDROOM ONE
12'3" x 15'3" (3.75m x 4.65m)
Having Upvc double glazed window rear enjoying views over the rear garden and rooftop views views over fields and countryside beyond, single panelled radiator

DOUBLE BEDROOM TWO
9'10" x 11'5" (3m x 3.5m)
Having Upvc double glazed window to front and double panelled radiator

DOUBLE BEDROOM THREE
12'7" x 9'10" (3.85m x 3m)
Having Upvc double glazed window to front and single panelled radiator

BEDROOM FOUR
8'6" x 7'6" min plus door recess (2.6m x 2.3m min plus door recess)
Having Upvc double glazed window to rear with single panelled radiator

BATHROOM
8'6" x 5'4" (2.6m x 1.65m)
Refitted three piece suite comprising of low level Wc, vanity wash hand basin and twin grip panelled bath with shower and screen over, ceramic tiled flooring and complimentary tiling to walls, obscured double glazed window to rear with display mantel

OUTSIDE FRONT
The front offers laid to lawn gardens with deep and well stocked shrub and flower borders leading to parking and garage, wrought iron gates leading to rear garden

PARKING & GARAGE
There is side by side driveway offering parking for three vehicles leading to Garage with up and over door having power and lighting connected

OUTSIDE REAR & SIDE
The rear garden is a particular feature of the property offering views over rooftop views of fields and countryside with a raised patio area, well maintained shaped lawn with deep and mature shrub and flower borders, outside tap enclosed by hedgerow and timber panelled fencing offering a good degree of privacy, further shaped lawns to the side of the property with hard standing for a timber shed,





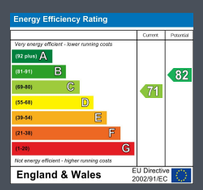


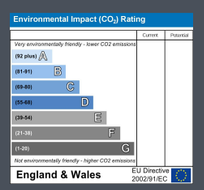







call to view 01536 418100





SIM & CO.
ESTATE AGENTS