

# Hedgehog Drive, Rothwell NN14 6FW



TOTAL FLOOR AREA : 71.6 sq.m. (770 sq.ft.) approx.



## Hedgehog Drive, Rothwell NN14 6FW

- Three bedrooms
- Off road park for two cars
- Enclosed rear Garden
- Ensuite to main bedroom
- Kitchen with integrated appliances
- Popular location

PRICE  
£260,000

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.



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





# Hedgehog Drive, Rothwell NN14 6FW

PRICE £260,000 FREEHOLD

**\*\*IN PERSON AND VIDEO VIEWINGS AVAILABLE OF PROPERTY \*\*** A THREE bedroom semi detached house situated on the popular Woodland Valley Estate and currently having open views to the front. The house benefits from off road parking for two cars, built in appliances in the kitchen and an ensuite shower room to the main bedroom. The overall accommodation comprises entrance hall, guest WC, Lounge and kitchen/dining room. To the first floor are three bedrooms, ensuite shower room and a family bathroom. Outside is a small open plan front garden, tandem block paved off road parking to side and larger enclosed rear garden.

## ETNRANCE HALL

Via obscured double glazed composite door, laminated wood block style flooring, single panelled radiator, stair case raising to first floor landing, panelled doors Cloakroom/Wc & Lounge/Sitting Room

## CLOAKROOM/WC

Comprising of pedestal wash hand basin and close coupled WC, spot lights, obscured double glazed window to front, single panelled radiator and continuation of laminated wood block style flooring

## LOUNGE/SITTING ROOM

12'8" x 14'1" (3.88m x 4.30m )  
Having Upvc double glazed window to front, double panelled radiator, laminated wood block style flooring, door to understairs storage cupboard and further door to Kitchen/Dining Room

## KITCHEN/DINING ROOM

16'2" x 8'10" (4.95m x 2.71m )  
A range of high and bases level cupboards units with drawer space and work tops, one and half bowl single drainer sink unit with mixer tap, integrated appliances to include fridge, freezer, washer/dryer and dishwasher, four ring gas hob and electric oven with extractor hood and splash back over, concealed wall mounted boiler, continuation of laminated wood block style flooring, single panelled radiator, spot lights, Upvc double glazed French doors and window offering outlook and access to rear garden

## LANDING

Having panelled doors to Three Bedrooms and Bathroom, loft hatch with ladder to boarded loft space

## BEDROOM ONE

13'3" x 9'3" (4.05m x 2.84m )  
Having Upvc double glazed window to front, single panelled radiator, panelled door to En-Suite and over stairs cupboard

## EN-SUTTE

Comprising of close coupled Wc, pedestal wash hand basin and fully tiled shower cubicle, obscured doble glazed window to front spo9t lights, wall mounted heated towel rail/radiator and extractor fan

## BEDROOM TWO

8'5" x 8'10" (2.59m x 2.71m )  
Having Upvc double glazed window to rear and single panelled radiator

## BEDROOM THREE

7'8" x 3'3" 8'10" (2.36m x 1m 2.7)  
Having Upvc double glazed window to rear and single panelled radiator

## BATHROOM

Three piece suite comprising of close cou7pled Wc, pedestal wash hand basin and panelled bath with shower and screen over, tiling to walls, obscured double glazed window to side, wall mounted heated towel rail/radiator, spot lights and extractor fan

## OUTSIDE FRONT

the front of the garden is open plan with bark front with shrubs and hedge row and path to entrance door

## PARKING

Off road parking for two vehicles to the side of the property, timber gate to rear garden

## OUTSIDE REAR

The rear garden offers immediate paved patio, stepping on to mai8nly laid to lawn garden timber shed, the rear garden is enclosed by timber panelled fencing



call to view 01536 418100

