Thompson Way, Rothwell NN14 6FL





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- FOUR Bedrooms
- Corner plot
- Ample parking and GARAGE
- Very well presented throughout
- Landscape garden

PRICE
£348,500

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.

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

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ESTATE AGENTS

The Property Ombudsman

Thompson Way, Rothwell NN14 6FL

PRICE £348,500 FREEHOLD

**IN PERSON AND VIDEO VIEWINGS AVAILABLE ** Immaculately presented FOUR Bedroom detached Family home on a good size corner plot with landscape garden, ample PARKING AND GARAGE. Unoverlooked from front and side, gas central heated and double glazed.

Reception Hall, Lounge/sitting room, excellent Kitchen/Dining room with bi-fold doors on to gardens. Utility and cloakroom W.C. Landing to Family bathroom and four bedroom with en-suite to Master. Landscape gardens - viewing recommended

(Standard Development maintenance contribution charge c.£120 Per Year TBC)

RECEPTION HALL
Via composite double glazed door to front, panelled doors to Kitchen/Breakfast Room, Lounge/Dining room and Cloakroom/Wc, stairs rising to first floor

CLOAKROOM/WC
Comprising low level Wc, pedestal wash hand basin, radiator, tiling to all water sensitive areas

LOUNGE/SITTING ROOM
18'0" x 11'7" (5.5m x 3.54m)
Having dual aspect double glazed windows to front and side, wood panelling to walls to dado level and two single panelled radiators

KITCHEN/BREAKFAST ROOM
17'11" x 11'7" (5.48m x 3.54m)
The kitchen area offers a modern fitted kitchen units at base and eye level with granite work tops having inset stainless steel basin with stainless steel mixer taps, fitted marble splash backs, built in appliances to include stainless steel electric oven, stainless steel gas hob and stainless steel extractor, chrome spot lights to ceiling, additional breakfast bar area with marble work top, having storage and additional kitchen units at base and eye level, and marble splash back, radiator, space for dining table, double glazed window to front and side, double glazed by-folding doors leading onto the side patio and landscaped gardens, door to side to Utility Room

UTILITY ROOM
Upvc double glazed door to side accessing parking and garage, kitchen units at base and eye level with granite work tops and stainless steel sink and half drainer, plumbing for automatic washing machine, radiator, door to under stairs storage cupboard

LANDING
Double glazed window to rear, doors to all rooms, loft access and airing cupboard having storage and housing hot water cylinder

MASTER BEDROOM
10'10" x 9'4" (3.31m x 2.85m)
Double glazed window to front and side, a range of two fitted double wardrobes, radiator, door to side into En - Suite

EN-SUITE
Obscured double glazed window to side, three piece suite comprising of separate double walk in shower cubicle with chrome mains shower above, low level Wc, pedestal wash hand basin, tiling to water sensitive areas, chrome inset spot lights to ceiling

BEDROOM TWO
11'10" x 8'5" (3.61m x 2.59m)
Double glazed window to front and side, radiator

BEDROOM THREE
8'2" x 7'11" (2.5m x 2.43m)
Double glazed window to front and radiator

BEDROOM FOUR
9'3" x 7'4" (2.82m x 2.24m)
Double glazed window to side and radiator

FAMILY BATHROOM
Obscured double glazed window to rear, three piece suite comprising of panelled bath, low level Wc, pedestal wash hand basin, tiling to all water sensitive areas, radiator and chrome inset spot lights to ceiling

OUTSIDE FRONT
Front and side plot, consisting of being mainly laid to lawn with gravel borders

OUTSIDE REAR
landscaped garden offering a good degree of privacy having brick wall boundary and part fenced perimeter, mainly laid and with flagstone patio and graved area. Gated access to front

PARKING AND GARAGE
Hard standing tarmac driveway offering parking for two/three vehicles, leading to single garage having up and over door, power and lighting connected also having internal door to garden





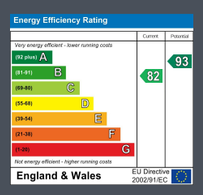


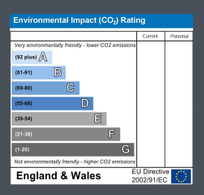







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