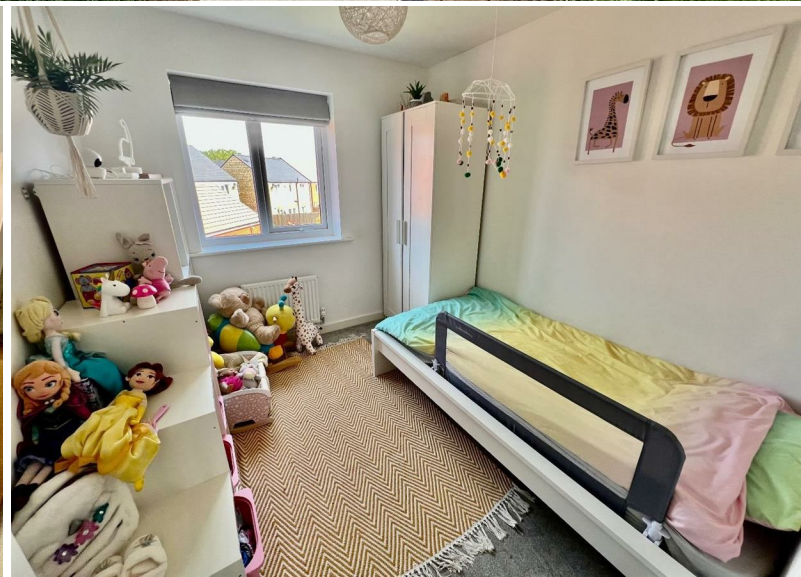




Goldcrest Way, Rothwell NN14 6FU

- Popular location
- TWO ensuite
- Parking and Garage
- Home office in rear garden with Air con
- FOUR good sized bedrooms
- Arranged over three storeys

PRICE
£349,950

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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Goldcrest Way, Rothwell NN14 6FU

PRICE £349,950 FREEHOLD

****IN PERSON AND VIDEO VIEWINGS AVAILABLE**** An impressive FOUR bedroom detached family home arranged over three storeys and well presented throughout. Situated on the popular Woodland Valley estate the property boasts TWO ENSUITE shower rooms, an attractive rear garden ideal for entertaining, which also offers a home office/gym/playroom with AIR CONDITIONING. The overall accommodation comprises entrance hall, guest WC, Lounge, Kitchen/dining room and utility room. The first floor provides three bedrooms with bedroom two having an ensuite shower room, plus the family bathroom and the second floor gives the main bedroom with a further ensuite shower room. Outside is a small open plan low maintenance front garden with shared driveway to side having tandem off road parking for two in front of a single garage and the aforementioned impressive larger enclosed rear garden with home office. Viewing is highly recommended.

ENTRANCE HALL

Via obscured double glazed composite door, laminated wood block style flooring, double panelled radiator, Upvc double glazed window to side, stair case raising to first floor landing with storage cupboard under and panelled doors to Lounge/Sitting Room, Kitchen/Dining room and Cloakroom/Wc

CLOAKROOM/WC

Comprising of pedestal wash handbasin and close coupled Wc, tiling to walls, continuation of laminated wood block stlye flooring, extractor and single panelled radiator

LOUNGE/SITTING ROOM

12'11" x 11'7" (3.95m x 3.55m)
Having Upvc double glazed window to front, continuation of laminated wood block style flooring, single panelled radiator

KITCHEN/DINING ROOM

18'0" x 9'2" (5.5m x 2.8m)
Having a range of high and base level cupboard units with drawer space and work tops, integrated fridge, freezer and dishwasher, four ring gas hob and electric oven, extractor with splash back and hood over, one and half bowl single drainer sink unit with mixer tap, continuation of laminated wood block style flooring, Upvc double glazed French doors offering outlook access to rear garden, double panelled radiator, further Upvc double glazed window to rear and spot lights, panelled door to Utility Room

UTILITY ROOM

5'10" x 5'10" (1.8m x 1.8m)
Having work surface with cupboard and drawer space, integrated washing machine plus further appliance space, wall mounted boiler, continuation of laminated wood block stlye flooring, obscured double glazed window to side

LANDING

Having panelled doors to Three Bedrooms and Bathroom, shelved storage cupboard, further stairs to second floor landing

BEDROOM TWO

10'7" x 11'11" (3.25m x 3.65m)
Having UPvc double glazed window to front, single panelled radiator and door to En-Suite

EN-SUITE

Three piece suite comprising of close coupled Wc, pedestal wash hand basin and fully tiled shower, single panelled radiator, tiling to walls, extractor fan and obscured Upvc double glazed window to front and shaver point

BEDROOM THREE

9'4" x 9'8" (2.85m x 2.95m)
Having Upvc double glazed window to rear and single panelled radiator

BEDROOM FOUR

9'4" x 8'0" (2.85m x 2.45m)
Having Upvc double glazed window to rear and single panelled radiator

BATHROOM

Three piece suite comprising of close coupled Wc, pedestal wash hand basin and panelled bath with shower and screen over, single panelled radiator, obscured UPVC double glazed window to side and extractor fan

SECOND FLOOR LANDING

Having Upvc double glazed window to side and panelled door to Bedroom One

BEDROOM ONE

11'11" min to front of built in wardrobes x 11'5" (3.65m min to front of built in wardrobes x 3.5m)
Having Upvc double glazed window to rear and Upvc double glazed sky light to front, built in wardrobes providing clothes hanging and shelving space plus door to over stairs storage cupboard, double panelled radiator and panelled door to En-Suite

EN-SUITE

Three piece suite comprising of close coupled Wc, pedestal wash hand basin and fully tiled shower, tiling to walls, sky light double glazed window to rear, shaver point, extractor fan and single panelled radiator

OUTSIDE FRONT

The front is open plan with bark chips and well stocked borders, lawn garden with path and timber gate to rear garden, wall mounted electric car charger point

PARKING AND GARAGE

Shared driveway with tandem parking for two vehicles leading to single garage with up and over door

OUTSIDE REAR

Having immediate paved patio leading to shaped lawn with deep well stocked shrub and flower borders, timber garden shed, outside hot and cold water tap and power, large patio area having timber pagoda, bespoke timber garden room

BESPOKE TIMBER GARDEN ROOM

Bespoke timber garden room with laminated wood block style flooring, power and lighting connected, wall mounted air conditioning/heating unit, separate fuse board, Upvc double glazed window and door, could be idea for home office/studio, gym



call to view 01536 418100

