

9 Hedgehog Drive
Rothwell
NN14 6FW

£260,000

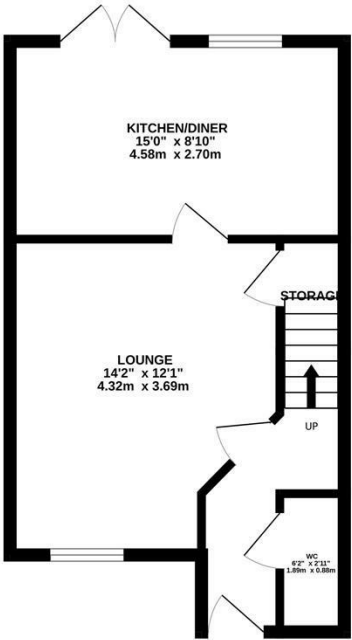


OSCAR JAMES

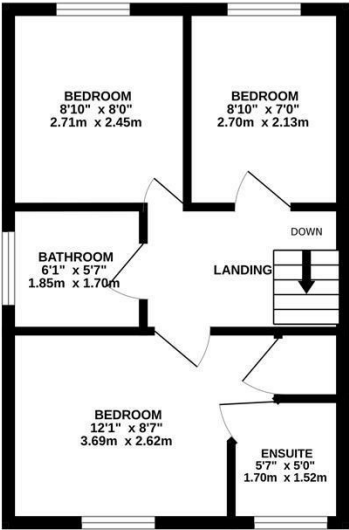
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FLOOR PLANS

GROUND FLOOR
368 sq.ft. (34.2 sq.m.) approx.



1ST FLOOR
346 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA : 714 sq.ft. (66.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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AT A GLANCE...



Lounge



Kitchen with built in appliances



Three-bedrooms



Ensuite, W/c plus family bathroom



Good size rear garden



Parking for two cars



WHAT'S GREAT?

Situated on the popular Woodland Valley in Rothwell and built by Messrs Persimmon Homes is this impressive three-bedroom semi-detached property. The property is nestled away in this cul de sac location and is offered in immaculate condition throughout. The accommodation consists of a lounge to the front with a W/c plus a kitchen / breakfast room. The high gloss kitchen offers great storage and a selection of built-in appliances. To the first floor there are three well-proportioned bedrooms with an ensuite shower room to the master room plus a three-piece family bathroom.

Outside to the front is a shrub area plus a block paved driveway to the side offering parking for two cars. The low maintenance rear garden is mainly laid to lawn with a slab patio area.

Call selling agents Oscar James to book your viewing today.

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SELLER'S SECRET

This has been a great first home for us and we loved living here but feel the time is right to look for extra space. We hope the new buyers are as happy living here as we have been.



Why we like it....

A great property in a great location close to local shops and amenities.

To buy or not to buy....

OSCAR JAMES

1 Newland Street | Kettering | NN16 8JH
01536 415777
www.oscar-james.com