

Goldcrest Way, Rothwell **Freehold** £325,000

Pattison Lane

Key Features

3 2 B D

- Detached Family Home
- Three Double Bedrooms
- Open Plan Kitchen / Dining Room
- En-Suite to Master and Family Bathroom
- Single Garage with Driveway for Two Vehicles

Welcome to the market, this beautifully presented three-bedroom detached family home, nestled in the highly sought-after Woodland Valley Estate, enjoying an enviable position overlooking a peaceful, protected nature reserve.







Greeted into the Ground Floor, a welcoming entrance hallway sets the tone, leading into a light-filled, spacious living room ideal for unwinding. The heart of the home is the open-plan kitchen and dining room; this stylish space has been designed for modern living and entertaining. A dedicated utility room provides convenient side access, alongside a guest cloakroom (W/C).

To the First Floor, an expansive landing opens to three generously proportioned double bedrooms. The principal bedroom serves as a private retreat, featuring built-in wardrobes and an en-suite shower room. A contemporary family bathroom serves the additional bedrooms.

The private rear garden offers a generous lawn and patio space, perfect for outdoor dining and family gatherings. To the side, a private driveway comfortably accommodates two vehicles and leads to a single garage with electrically operated door and EV charger. An additional benefit to the front of the property is visitor parking.

Viewings are highly advised to appreciate all this home has to offer!

The accommodation comprises:

ENTRANCE HALL

CLOAKROOM

LIVING ROOM 12'10 max x 11'6 max (3.91m x 3.50m)

KITCHEN / DINING ROOM 17'11 x 9'3 (5.46m x 2.81m)







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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UTILITY ROOM 5'10 x 5'8 (1.77m x 1.72m)

FIRST FLOOR LANDING

BEDROOM ONE 10'7 plus wardrobe x 12'10 max (3.22m x 3.91m)

EN SUITE

BEDROOM TWO 9'6 x 9'7 (2.89m x 2.92m)

BEDROO THREE 8'2 x 9'6 (2.48m x 2.89m)

BATHROOM

OUTSIDE

FRONT GARDEN

GARAGE & DRIVEWAY

REAR GARDEN

AGENTS NOTE:
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

To view this property call Pattison Lane on: **01536 430527**

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