

# HENDERSON CONNELLAN

ESTATE AGENTS



Terry Smith Avenue, Rothwell, NN14

"Family Living"

## "Family Living"

This impressive, detached home enjoys an open plan kitchen/dining/living room situated on the periphery of Rothwell which offers a wealth of amenities, a range of popular restaurants and ultra convenient access to the A14 and NO CHAIN. The stylish interior includes entrance hall, living room with bay window, kitchen/dining room with patio doors into the garden and integrated appliances, utility room, guest cloakroom and an extra reception room which would be a useful study/snug or extra bedroom. Upstairs there are four bedrooms, principal bathroom and en-suite to the principal bedroom. Outside there is parking for two cars and a well-kept front lawn. The rear garden offers a good degree of privacy with a healthy sized lawn, patio area, shed and raised decking with seating perfect for outdoor entertainment

**Kitchen/Dining Room** - 5.21m x 4.14m (17'1" x 13'7")

**Sitting Room** - 4.5m x 2.95m (14'9" x 9'8")

**Study/Bedroom** - 4.9m x 2.41m (16'1" x 7'11")

**Utility Room** - 1.78m x 1.85m (5'10" x 6'1")

**Bedroom 1** - 4.37m x 3.12m (14'4" x 10'3")

**Ensuite** - 2.24m x 1.17m (7'4" x 3'10")

**Bedroom 2** - 3.68m x 2.67m (12'1" x 8'9")

**Bedroom 3** - 3.07m x 2.26m (10'1" x 7'5")

**Bedroom 4** - 2.64m x 3m (8'8" x 9'10")

**Bathroom** - 2.03m x 1.98m (6'8" x 6'6")

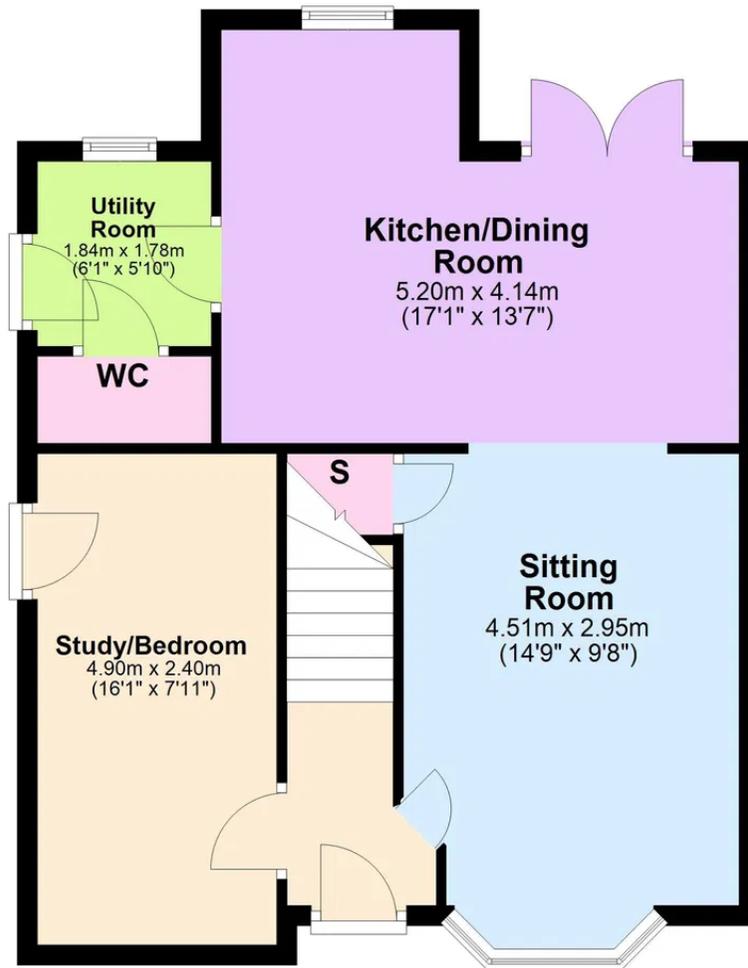
**COUNCIL TAX: D EPC RATING: B**





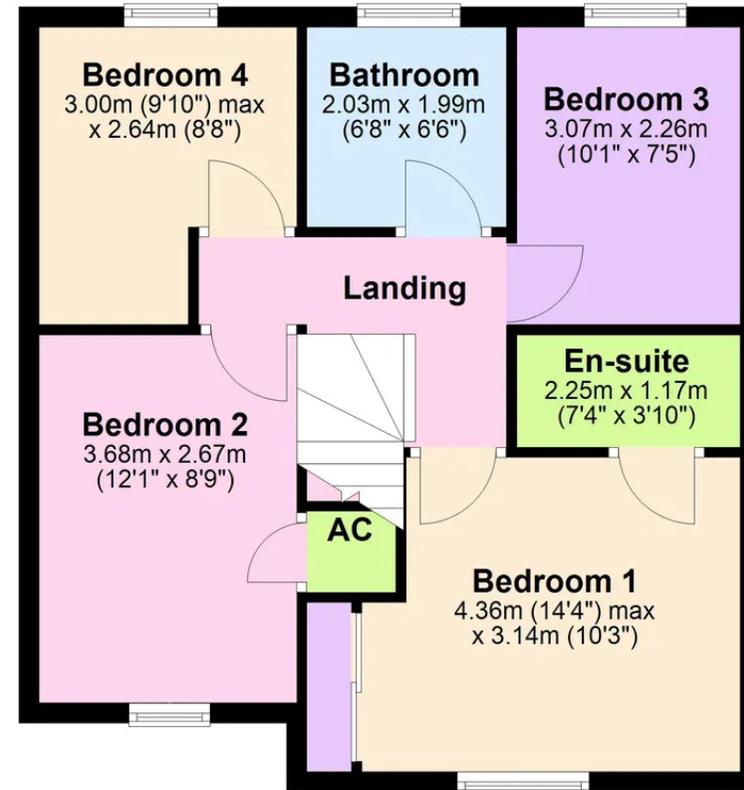
## Ground Floor

Approx. 56.8 sq. metres (610.9 sq. feet)



## First Floor

Approx. 51.0 sq. metres (549.0 sq. feet)



Total area: approx. 107.8 sq. metres (1159.9 sq. feet)