



Trinity Court, Rothwell NN14 6YQ

- No Chain
- Three/Four bedrooms
- Cul de sac position
- Off road parking for three
- Single garage
- Viewing recommended

PRICE
£269,950
OFFERS IN EXCESS
OF

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.

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

**IN PERSON AND VIDEO VIEWINGS AVAILABLE OF PROPERTY ** Offered with NO CHAIN is this spacious THREE/Four bedroom detached family home, occupying a pleasant cul de sac position and offering a generous floor plan for the house type. The property offers full gas central heating and replacement wood grain Upvc double glazing with other benefits to include two good sized reception rooms, off road parking for three vehicles and a single garage. The overall accommodation comprises entrance hall, guest WC, family room/bedroom four, lounge/dining room and kitchen/breakfast room. The first floor offers three bedrooms with the main room having an ensuite shower, plus the family bathroom. Outside is an open plan front garden with the aforementioned off road parking and single garage to side and an enclosed rear garden.

ENTRANCE HALL

Via obscured Upvc double glazed wood grain door, single panelled radiator, door to Cloakroom/Wc and glazed timber doors to Lounge/Dining Room, Family Room/Bedroom Four

CLOAKROOM/WC

Comprising of wall mounted wash hand basin and close coupled Wc, obscured wood grain Upvc double glazed to front

FAMILY ROOM/BEDROOM FOUR

17'2" x 8'0" (5.25m x 2.45m)
Having wood grain Upvc double glazed window to front and double panelled radiator, serving hatch to Kitchen

LOUNGE/DINING ROOM

21'9" x 13'6" max narrowing to 11'5" (6.65m x 4.14m max narrowing to 3.5m)
Good size room with wood grain Upvc double glazed window to front, double panelled radiator, ceiling coving, stair case raising to first floor landing, further single panelled radiator, brick build fire place with display mantel and grate, sliding wood grain Upvc double glazed patio doors offering outlook and access to rear garden, door to Kitchen/Breakfast Room

KITCHEN/BREAKFAST ROOM

11'3" max x 9'8" (3.45m max x 2.95m)
A range of high and base level cupboard units with drawer space and work tops with tiled surrounds, stainless steel single bowl single drainer sink unit, electric hob and double oven with extractor fan, wood grain Upvc double glazed window to rear and obscured wood grain Upvc double glazed door to side giving access to rear, aforementioned serving hatch to Family Room/Bedroom Four, wall mounted boiler

LANDING

Having panelled doors to Three Bedrooms and Bathroom, wood grain Upvc double glazed window to side, single panelled radiator, loft hatch

BEDROOM ONE

11'7" x 13'1" (3.55m x 4m)
Having wood grain Upvc double glazed window to rear and single panelled radiator, door to En-Suite

EN-SUITE

comprising of pedestal wash hand basin, full tiled shower and obscured wood grain Upvc double glazed window to rear

BEDROOM TWO

13'1" x 8'4" (4m x 2.55m)
Having two wood grain Upvc double glazed windows to front and single panelled radiator

BEDROOM THREE

8'2" x 6'10" (2.5m x 2.10m)
Having wood grain Upvc double glazed window to front and single panelled radiator

BATHROOM

8'2" max x 6'6" max (2.5m max x 2m max)
Three piece suite comprising of twin grip panelled bath, close coupled Wc and pedestal wash hand basin, airing cupboard housing hot water cylinder and shelving above, obscured wood grain Upvc double glazed window to rear and single panelled radiator

OUTSIDE FRONT

To the front of the property there is a block paved driveway providing off road parking for several vehicles giving access to single garage, timber gate to rear garden, the front garden is open plan and laid to lawn with further side access

GARAGE

Having up and over door, pedestrian door to rear garden

OUTSIDE REAR

The rear garden is mainly laid to lawn with cultivated borders and enclosed by panelled fencing, pedestrian door to Garage



call to view 01536 418100

