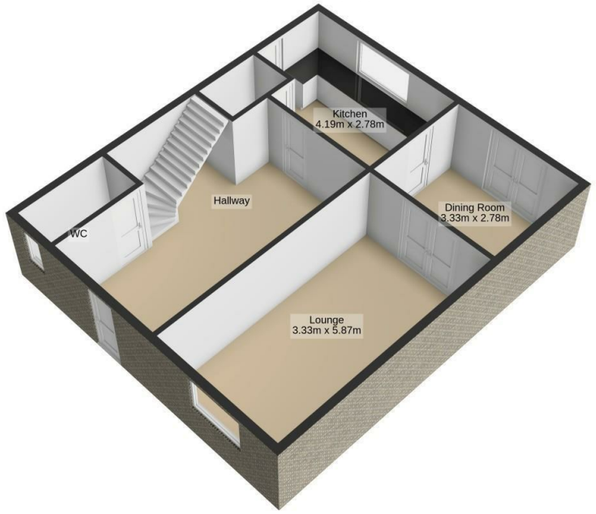
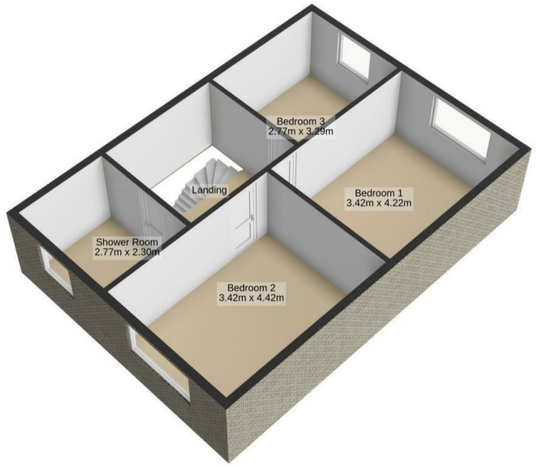
Clipstone Court, Rothwell NN14 6JX

Ground Floor
700 sq.ft. (65.1 sq.m.) approx.



1st Floor
576 sq.ft. (53.5 sq.m.) approx.



Total Floor Area : 1276 sq.ft. (118.5 sq.m.) approx.

Clipstone Court, Rothwell NN14 6JX

- Stone built
- Three double bedrooms
- Impressive enclosed rear garden
- Off road parking and single garage
- Two separate reception rooms
- Well presented
- Good sized hall and landing space

PRICE
£325,000

All measurements are approximate and for guidance only. We have not tested any appliances, equipment, systems, or services and cannot confirm their condition or suitability. Buyers should not assume compliance with planning consents or current usage. Items are excluded unless expressly stated. Please contact us to verify anything of particular importance. Image Notice: Photographs may be digitally enhanced using AI to improve lighting, clarity, or presentation. No material property features are intentionally altered. Wide-angle lenses may also be used.

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ESTATE AGENTS

The Property Ombudsman

Clipstone Court, Rothwell NN14 6JX

PRICE £325,000 FREEHOLD

IN PERSON AND VIDEO VIEWINGS AVAILABLE A impressive three double bedroom detached family home, built in stone and situated in a pleasant cul de sac position. The property is well presented throughout and offers replacement Upvc double glazing. Other benefits include an impressive enclosed rear garden ideal for entertaining, two separate reception rooms, refitted high gloss kitchen units and side by side parking for two cars as well as a detached single garage also built in stone. The overall accommodation comprises storm porch, entrance hall, guest WC, kitchen, good sized lounge and separate dining room. The first floor offers a spacious landing with three genuine double bedrooms and shower room. Outside is the aforementioned off road parking, single garage and front garden, plus the larger rear garden offering a good degree of privacy. Viewing is a must!

RECEPTION HALL

Via obscured Upvc double glazed composite door with matching side screen, stair case raising to first floor landing with recess under, spot lights, single panelled radiator, ceramic tiled flooring and panelled doors to Kitchen, Lounge/Sitting Room and Cloakroom/Wc

CLOAKROOM/WC

Comprising of close coupled Wc and vanity wash hand basin, ceramic tiled flooring, obscure double glazed window to front and single panelled radiator

LOUNGE/SITTING ROOM

19'2" x 10'11" (5.85m x 3.35m)
Having Upvc double glazed window to front, single panelled radiator and spot lights, feature fire place with display mantel and hearth housing living flame gas fire, double doors to Separate Dining Room

DINING ROOM

9'0" x 10'11" (2.75m x 3.35m)
Having Upvc double glazed French double doors offering outlook and access to rear garden, single panelled radiator and spot lights, door to Kitchen

KITCHEN

13'7" max x 9'0" (4.15m max x 2.75m)
Having a range of high gloss high and base level cupboard units with drawer space and work tops, one and half bowl single drainer sink unit with mixer tap, four ring induction hob, double oven and extractor fan with hood over, concealed wall mounted boiler, appliance space to include plumbing for automatic washing machine and dishwasher, plus further appliance space, ceramic tiled flooring, double panelled radiator, Upvc double glazed window to rear and Upvc double glazed composite door to giving access to rear garden, panelled door to shelved pantry/storage cupboard,

LANDING

Having obscured double glazed window to side, panelled doors to Three Double Bedrooms, Shower Room and airing cupboard with shelving , loft hatch

MASTER BEDROOM

13'11" x 10'11" (4.25m x 3.35m)
Having Upvc double glazed window to rear, single panelled radiator, ceiling coving

BEDROOM TWO

14'3" x 10'11" (4.35m x 3.35m)
Having Upvc double glazed window to front single panelled radiator and ceiling coving

BEDROOM THREE

10'4" x 9'0" (3.15m x 2.75m)
Having Upvc double glazed window to rear, single panelled radiator and ceiling coving

SHOWER ROOM

5'8" x 9'0" (1.75m x 2.75m)
Three piece suite comprising of close coupled Wc, pedestal wash hand basin and fully tiled double shower cubicle, complimentary tiling to walls, ceramic tiled flooring, obscured Upvc double glazed window front, extractor fan and wall mounted heated chrome towel rail/radiator

OUTSIDE FRONT

The front offers a shared driveway with one neighbour leading to block paved driveway for property offering side by side parking for two vehicles in front of detached stone single Garage, the garden is open plan with lawn garden with deep shrub and flower borders with hedgerow and gated access to rear garden

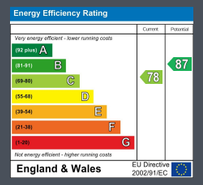
GARAGE

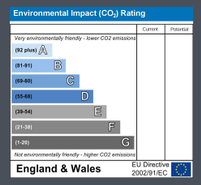
Having up and over door with power and lighting connected and eves storage space

OUTSIDE REAR

The rear garden is an additional feature to the property offering immediate paved patio stepping on to shaped lawn with deep mature well stock shrub and flower borders, outside tap, the rear garden is enclosed by timber panelled fencing and tree and hedgerow offering a good degree of privacy

call to view 01536 418100





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