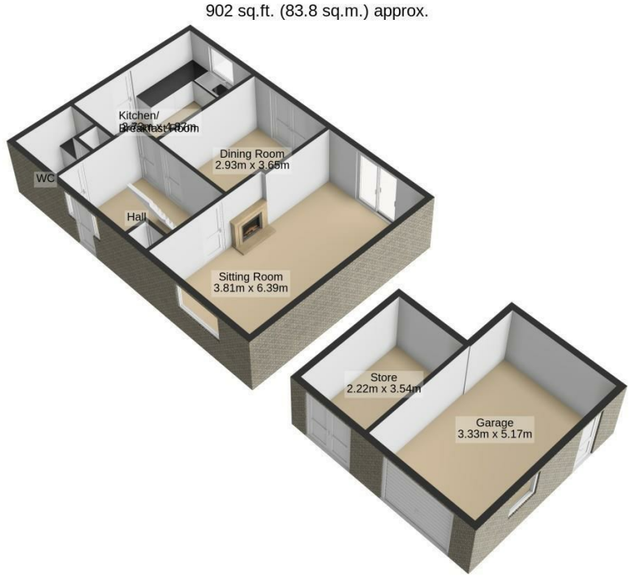
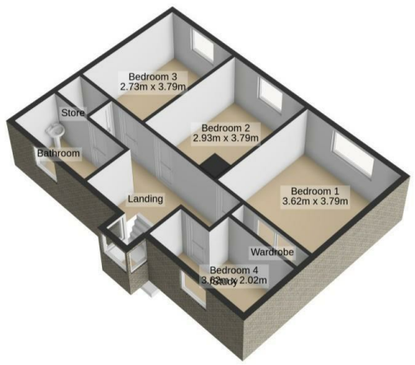
Newham Close, Rothwell NN14 6TT

Ground Floor
902 sq.ft. (83.8 sq.m.) approx.



1st Floor
642 sq.ft. (59.7 sq.m.) approx.



Total Floor Area : 1544 sq.ft. (143.4 sq.m.) approx.

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- Cul de sac position close to the town centre
- Two separate reception rooms
- Parking & garage
- Generous enclosed side and rear gardens
- Good sized Lounge (front to back)
- Four double bedrooms

PRICE
£365,000

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 fitments, or any other fixtures not expressively 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.

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SIMON & CO.
ESTATE AGENTS

Newham Close, Rothwell NN14 6TT

PRICE £365,000 FREEHOLD

IN PERSON AND VIDEO VIEWINGS AVAILABLE An impressive Four bedroom detached family home situated in a popular and secluded cul de sac, yet close to the town centre. The property offers off road parking for 2-3 cars and a detached single garage with other benefits to include two separate reception rooms and wrap around gardens to three sides. The overall accommodation comprises entrance hall, guest WC, Kitchen/Breakfast room, front to back Lounge and separate Dining room. The first floor gives the four bedrooms and good sized family bathroom. Outside expect to find an open plan front garden with the aforementioned parking and detached garage to side and attractive enclosed side and rear gardens. Viewing is recommended.

ENTRANCE HALL
Via obscured double glazed composite door having obscured matching side screens, ceramic tiled flooring, spot lights, ceiling coving, stair raising to first floor landing with under stairs storage cupboard, double panelled radiator and panelled door to Cloakroom/Wc, Kitchen/Breakfast Room, Lounge/Sitting Room and separate Dining Room

CLOAKROOM/WC
Comprising close coupled Wc and vanity wash hand basin, feature panelled walls, ceiling coving, storage cupboard, continuation of ceramic tiled flooring, obscured double glazed window to front and single panelled radiator

KITCHEN/BREAKFAST ROOM
14'11" x 8'9" (4.56m x 2.69m)
Having a range of high and base level cupboard units with drawer space and work tops having tiled surrounds, one and half bowl stainless steel single drainer sink with mixer tap, appliance space to include plumbing for automatic washing machine, gas cooker point, extractor fan and further appliance space, continuation of ceramic tiled flooring, single panelled radiator, ceiling coving, spot lights, Upvc double glazed window to rear, plus obscured double glazed door to side leading to the rear garden

LOUNGE/SITTING ROOM
12'5" x 20'11" (3.81m x 6.39m)
Having Upvc double glazed window to front with sliding double glazed patio doors offering outlook and access to rear garden, ceiling coving, tiled feature fire place with display hearth, living flame gas fire, two single panelled radiators, laminated wood block style flooring and glazed double doors to Separate Dining Room

DINING ROOM
9'7" x 11'11" (2.93m x 3.65m)
Having French Upvc double glazed French double doors offering outlook and access to rear garden, laminated wood block style flooring, single panelled radiator and ceiling coving

LANDING
Having Upvc double glazed window to side leading to full landing having single panelled radiator, loft hatch, spot lights and ceiling coving, panelled doors to Four Bedrooms, Bathroom and airing cupboard housing hot water cylinder with shelving

MASTER BEDROOM
11'10" x 12'5" (3.62m x 3.79m)
Having upvc double glazed window to rear, single panelled radiator, ceiling coving, built in mirror fronted triple wardrobes with clothes hanging and shelving space

BEDROOM TWO
9'7" x 12'5" (2.93m x 3.79m)
Having Upvc double glazed window to rear, single panelled radiator, ceiling coving and built in mirror fronted double wardrobes providing clothes hanging and shelving space

BEDROOM THREE
8'11" x 12'5" (2.73m x 3.79m)
Having Upvc double glazed window to rear, single panelled radiator and ceiling coving

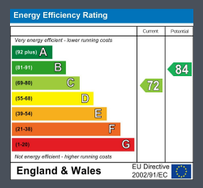
BEDROOM FOUR
12'0" x 6'8" (3.68m x 2.05m)
Having Upvc double glazed window to front, single panelled radiator and ceiling coving

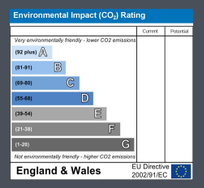
BATHROOM
Three piece suite comprising of vanity wash hand basin, low level Wc and panelled bath with shower over, tiling to walls with feature walls and mirrors, wall mounted chrome heated towel rail/radiator, obscured double glazed window to front,

OUTSIDE FRONT
The front offers an open plan mainly laid to lawn with deep well stocked shrub and flower borders, leading round to the side to Parking and Garage, double timber panelled gates leading to storage area and further timber panelled gate to rear garden

PARKING & GARAGE
10'11" x 16'10" (3.33m x 5.14m)
Gravel parking providing off road parking for several vehicles leading to Detached Single Garage with up and over door and personal door to rear garden

OUTSIDE REAR
The rear garden has immediate decking and patio area, further side paved patio area outside tap, the rear garden has shaped lawns with deep well stocked shrub and flower borders, further lawn gardens with raised shrub and flower borders, the rear garden is enclosed by hedgerow and timber panelled fencing offering a good degree of privacy





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