



Hopefield Walk | Rothwell | LS26 0YA

£375,000

Four bedroom detached | Council Tax Band E | EPC Rating D

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\*\*\*EXTENDED FAMILY HOME. SOUGHT AFTER LOCATION. TWO RECEPTION ROOMS. SHOWER ROOM & BATHROOM.\*\*\*

A delightful detached home which offers a perfect blend of comfort and space for family living. With four bedrooms, two bathrooms and two reception rooms this property is ideal for those seeking a home that accommodates both relaxation and practicality.

Upon entering, you are greeted by two inviting reception rooms, providing ample space for entertaining guests or enjoying quiet family evenings. The layout is thoughtfully designed to ensure a seamless flow throughout the home, making it perfect for modern living.

A beautiful fitted kitchen and utility room complete the ground floor level.

The property boasts two well-appointed bathrooms, one is a downstairs shower room ensuring convenience for all family members. Each bedroom is spacious and filled with natural light, creating a warm and welcoming atmosphere.

One of the standout features of this home is the large enclosed garden, which offers a private outdoor space for children to play, gardening enthusiasts to flourish, or simply for enjoying the fresh air. The garden is a wonderful extension of the living space, perfect for summer barbecues or peaceful evenings under the stars.

Additionally, the property includes parking and a garage, a valuable asset in this sought-after area. Hopefield Walk is situated in a popular neighbourhood, close to local amenities, schools, and parks, making it an excellent choice for families or anyone looking to enjoy a vibrant community. This home is not just a property; it is a place where memories can be made. Don't miss the opportunity to make this lovely house your new home.







These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

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