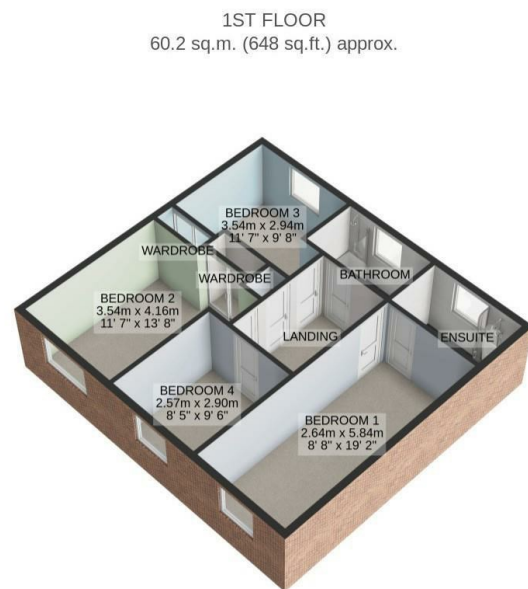
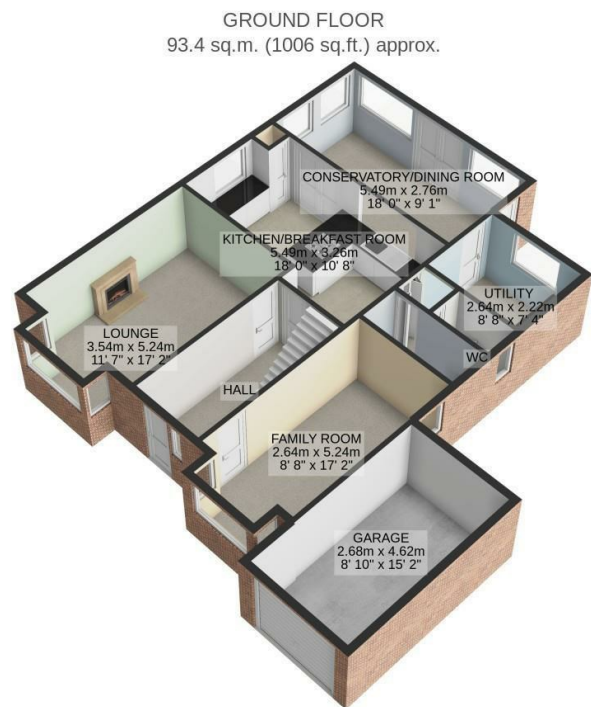


Manor Road, Rothwell NN14 6JE



TOTAL FLOOR AREA : 153.7 sq.m. (1654 sq.ft.) approx.



Manor Road, Rothwell NN14 6JE

- FOUR (potentially five) good sized bedroom
- Four reception rooms
- Refitted Kitchen/Dining Room
- Ample Off road parking & Garage
- Double glazed and Gas central heated (New Boiler Oct 2022)

PRICE
£390,000
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.



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****IN PERSON AND VIDEO VIEWINGS AVAILABLE**** A very well presented and extended FOUR (poetically five) bedroom detached family home, situated on a corner plot and thus having gardens to all four sides. Built by Messrs Springfir Estates the house has been tastefully decorated and thoughtfully extended by the current owners and now offers three separate reception rooms. Other benefits include a conservatory extension and an impressive refitted kitchen/dining room. The overall accommodation comprises entrance hall, Lounge, family room, kitchen/dining room, conservatory, Utility room and guest WC. The first floor offers four good sized bedrooms and with the main bedroom boasting an ensuite shower room, plus the family bathroom. Outside is parking for several cars, a detached single garage and open plan front garden. The rear garden is enclosed, ideal for entertaining, offers a good degree of privacy and has further garden areas to both side elevations. Viewing is recommended.

RECPETION HALL

Via opaque leaded Upvc double glazed door with matching side screens, stair case raising to first floor landing with storage cupboard under, double panelled radiator, ceiling coving and dado rails and panelled doors to Family Room, Extended Kitchen/Breakfast Room and Lounge/Sitting Room

LOUNGE/SITTING ROOM

16'8" into bay x 11'6" (5.09m into bay x 3.52m)
Having leaded Upvc double glazed bay window to front having double panelled radiator under, ceiling coving and feature fire surround with marble hearth and inset housing living flame coal effect gas fire

FAMILY ROOM

16'8" x 8'6" (5.09m x 2.61m)
Having leaded Upvc double glazed bay window to front and double panelled radiator under, further double glazed window to side, ceiling coving and dado rail

KITCHEN

18'2" x 8'10" min (5.54m x 2.71m min)
Offering a comprehensive range of stylish high gloss, soft close, high and base level cupboard units with drawer space and work tops having solid wood surrounds, integrated dishwasher, built in double oven and five ring Bosh gas hob, inset single drainer sink unit with mixer tap, further appliance space to include space for tall fridge/freezer, ceiling spot lights, Upvc double glazed window to side and double doors to open plan Conservatory, tiled floor leading through to Inner Lobby

INNER LOBBY

Having door to walk in storage/secondary Utility Area housing boiler, tiled floor and work top, further doors to Cloakroom/Wc and Utility Room

CLOAKROOM/WC

Having Wc and wash hand basin, opaque double glazed window to side and single panelled radiator

UTILITY ROOM

8'10" x 7'0" (2.70m x 2.14m)
Offering additional high and base level cupboard units with works tops, appliance space to include plumbing for automatic washing machine, panelled door to Conservatory and Upvc double glazed window to rear

CONSERVATORY

17'2" x 8'8" min (5.25m x 2.66m min)
Predominantly of brick and Upvc double glazed construction offering outlook and access to rear garden via double doors, further double glazed door to side, tiled floor with underfloor heating

LANDING

Having panelled doors to Four Good Size Bedrooms, Family Bathroom and airing cupboard housing hot water tank with shelving over, loft hatch and power point

MASTER BEDROOM

18'4" x 8'8" (5.6m x 2.65m)
Good size double room with leaded Upvc double glazed window to front, single panelled radiator and ceiling coving, panelled door to En-Suite

EN-SUITE

Comprising close coupled Wc, wash hand basin and shower cubicle, full tiling surrounds, opaque Upvc double glazed window to rear and single panelled radiator, ceiling spot lights

BEDROOM TWO

12'5" min x 9'6" min plus door recess (3.81m min x 2.91m min plus door recess)
Having leaded Upvc double glazed window to front and single panelled radiator, mirror fronted double wardrobe providing clothes hanging and shelving space

BEDROOM THREE

8'6" min x 9'6" min plus door recess (2.6m min x 2.9m min plus door recess)
Having Upvc double glazed window to rear, single panelled radiator, mirror fronted double wardrobes providing clothes hanging and shelving space

BEDROOM FOUR

9'5" x 8'3" max (2.88m x 2.53m max)
Measurement incorporating over stairs buik head with fitted cupboard, leaded Upvc double glazed window to front and single panelled radiator

BATHROOM

Refitted three piece suite comprising of inset vanity wash hand basin, close coupled Wc and pear shaped bath with shower and screen over, tiling to walls, radiator and Upvc double glazed window to rear

OUTSIDE FRONT

To the front there is side by side parking for at least three vehicles including access to Garage, open plan grassed area and gated access to rear garden

GARAGE

18' x 9' (5.49m x 2.74m)
With up and over door and power and lighting connected

OUTSIDE REAR

The rear garden is East facing and has immediate paved patio area with covered canopy area, stepping onto shaped lawns edged with well stocked gravelled shrub and flower borders, all being enclosed by panelled fencing, to the side of the buildig is further paved areas with shed, door to Garage

