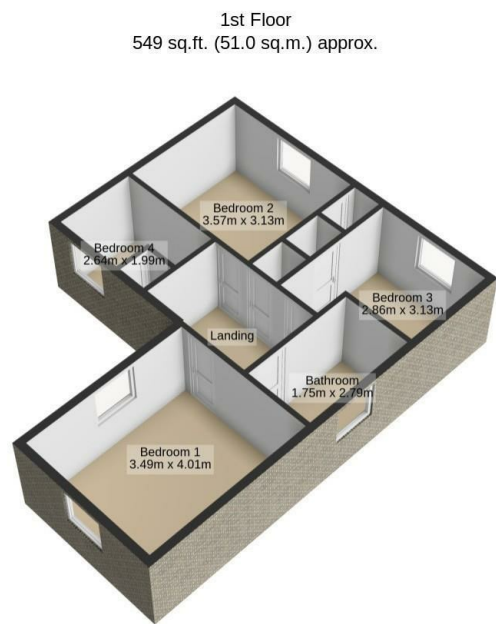
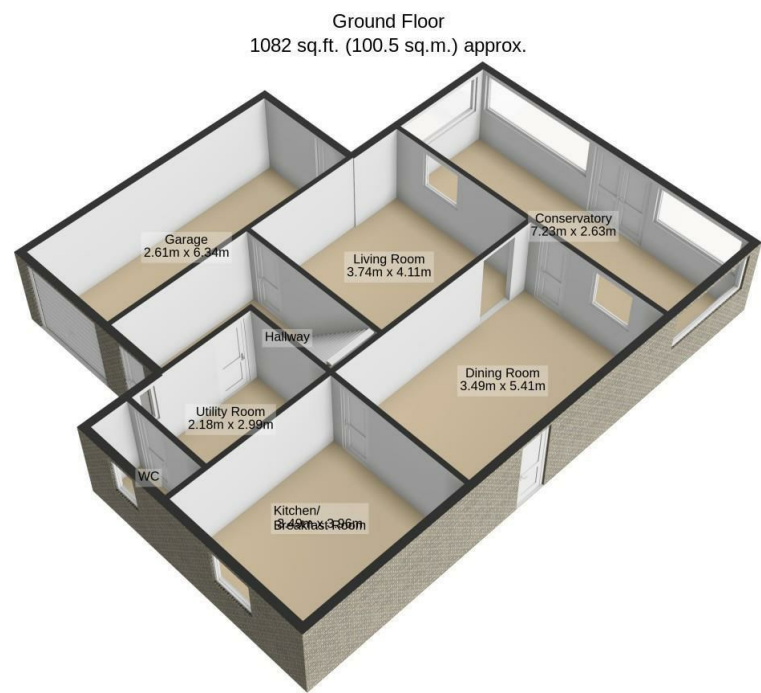


# Davis Close, Rothwell NN14 6TY



Total Floor Area : 1631 sq.ft. (151.5 sq.m.) approx.



## Davis Close, Rothwell NN14 6TY

- FOUR bedrooms
- Corner plot
- Cul de sac position
- Three reception areas
- Good sized Rear garden
- Range Cooker

PRICE  
£350,000

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 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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# Davis Close, Rothwell NN14 6TY

PRICE £350,000 FREEHOLD

**\*\*IN PERSON AND VIDEO VIEWINGS AVAILABLE\*\*** Occupying a generous corner plot and thus benefits from off road parking for Four or more cars (plus a single garage) is this extended FOUR bedroom detached family home. The house is situated in a popular cul de sac close to the local parks. The property offers three separate reception areas and has a pleasant enclosed rear garden ideal for entertaining. The overall accommodation comprises entrance hall, Utility room, guest WC, Lounge, separate Dining Room, Kitchen with Range cooker included and a good sized conservatory extension the whole width of the property. The first floor provided four bedrooms and a refitted family bathroom. Outside is a large drive way providing parking for several cars and the integral single garage, plus the aforementioned enclosed rear garden.

## ENTRANCE HALL

Via obscured double glazed door, ceramic tiled flooring, double panelled radiator, ceiling coving, stair case raising to first floor landing, panelled door to Utility Room and glazed/timber door to Lounge/Sitting Room

## UTILITY ROOM

Offering a work surface area with appliance space to include plumbing for automatic washing machine and further appliance space, Upvc double glazed window to side, continuation of ceramic tiled flooring, double panelled radiator, loft hatch, door to Cloakroom/Wc

## CLOAKROOM/WC

Comprising of low level Wc and pedestal wash hand basin, single panelled radiator and obscured Upvc double glazed window to front, continuation of ceramic tied flooring and wall mounted boiler

## LOUNGE/SITTING ROOM

11'9" x 13'8" (3.60m x 4.19m)  
Having Upvc doble glazed window looking into Conservatory, Adams style feature fire place with display mantel and hearth, ceiling coving, doorway to Dining Room

## DINING ROOM

11'2" x 17'8" (3.42m x 5.41m)  
Having Upvc double glazed window and door looking into Conservatory, ceramic tiled flooring, double panelled radiator, ceiling coving and further single panelled radiator, obscured double glazed door to side and rear further glazed/timber door to Kitchen

## KITCHEN

10'10" x 12'11" (3.32m x 3.96m)  
Having a range of refitted high and base level cupboard units with drawer space and work tops, built in stainless steel range cooker with seven gas burner, double oven and grill below, having extractor and hood over with complimentary splash back tiling, appliance space to include plumbing for automatic dishwasher, plus further appliance space, one and half bowl single drainer sink unit with mixer tap, ceramic tiled flooring, Upvc double glazed window to front, spot lights and ceiling coving

## CONSERVATORY

23'6" x 8'9" (7.18m x 2.69m)  
predominately of brick and Upvc double glazed construction having French doors offering outlook and access to rear garden, ceramic tiled flooring, two double panelled radiators,

## LANDING

Having doors to Four Bedrooms and Bathroom and airing cupboard having shelving and storage space, loft hatch and ceiling coving

## MASTER BEDROOM

10'11" x 12'11" (3.35m x 3.96m)  
Having Upvc double glazed windows to front and side, part panelled feature wall and ceiling coving

## BEDROOM TWO

11'9" x 10'2" (3.60m x 3.12m)  
Having Upvc double glazed window to rear and single panelled radiator and built in storage cupboard

## BEDROOM THREE

9'2" x 11'9" (2.81m x 3.60m)  
Having Upvc double glazed window to rear, single panelled radiator and built in double wardrobe providing clothes hanging and shelving space

## BEDROOM FOUR

8'8" x 6'5" (2.66m x 1.98m)  
Good size fourth bedroom having Upvc double glazed window to front and single panelled radiator, built in cupboard with over head storage over bulkhead

## BATHROOM

5'6" x 8'1" (1.70m x 2.48m)  
Refitted three piece suite comprising vanity wash hand basin, low level Wc and Pea-shaped bath with mixer tap and shower and screen over, tiling to walls, obscured Upvc double glazed window to side, wall ,mounted chrome heated towel rail/radiator, extractor fan and ceiling spot lights

## OUTSIDE FRONT

the front is open plan offering ample parking with a combination of tarmac and block paved driveway, gravelled area with shrub and flowers, sliding gate giving access to side and rear plus further timber gate to side and rear

## OUTSIDE REAR

The rear garden has an immediate paved patio, garden shed, outside tap, the rest of the garden is predominately laid to lawn, shaped with deep shrub and flower borders and enclosed by a combination of timber panelled fencing and brick walls



call to view 01536 418100

