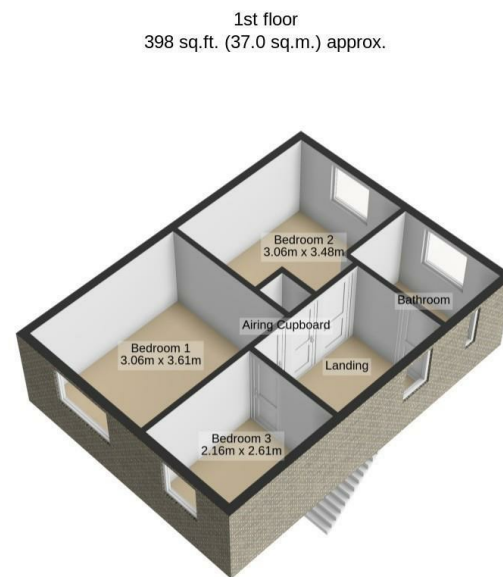
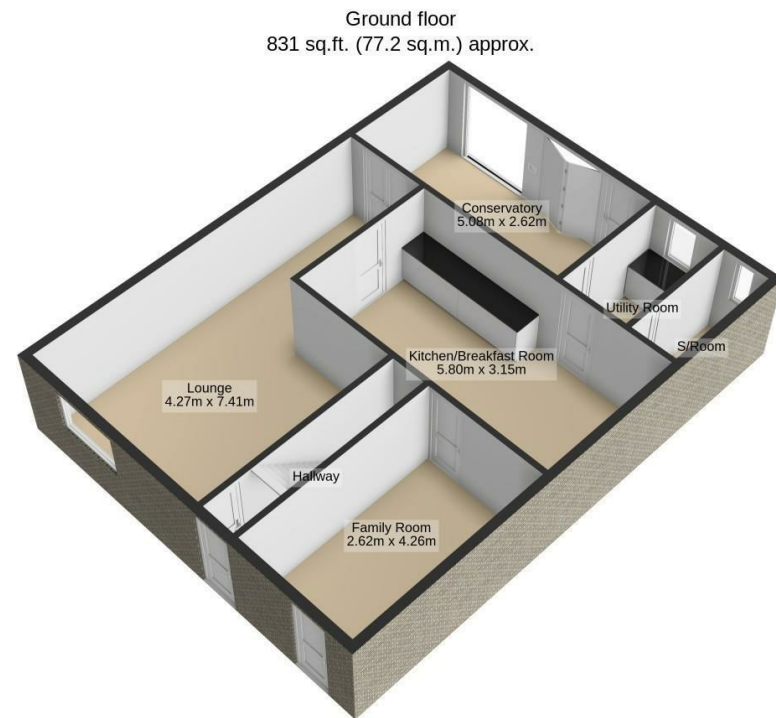


Cook Close, Rothwell NN14 6TJ



Total Floor Area : 1230 sq.ft. (114.2 sq.m.) approx.



Cook Close, Rothwell NN14 6TJ

- Three bedrooms
- Conservatory with 'Warm Roof'
- Off road parking for three cars
- Impressive enclosed rear garden
- Downstairs shower room
- Refitted Upstairs Family bathroom
- Well presented throughout

PRICE
£289,950

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.



23 High Street, Rothwell
01536 418100
info@simonac.co.uk
simonac.co.uk



****IN PERSON AND VIDEO VIEWINGS AVAILABLE**** Very well presented and much extended three bedroom semi detached family home. Occupying a popular cul de sac position close to the local parks. The property offers recently replaced Upvc double glazed windows and doors and gas central heating via a combination boiler. Other benefits include an impressive conservatory with 'warm roof' and under floor heating, down stairs shower room and family room extension. The overall accommodation comprises entrance hall, L-shaped Lounge/sitting room, good sized Kitchen/Breakfast room, family room, Utility Room, shower room and conservatory with Bi-fold doors onto the rear garden. The first floor offers three bedrooms and refitted family bathroom. Outside is a driveway providing side by side off road parking for three cars and an enclosed rear garden with raised patio ideal for entertaining. Viewing is strongly recommended.

ENTRANCE HALL

Via obscure UPVC double glazed composite door, stair case raising to first floor landing, ceramic tiled flooring, double panelled radiator, panelled door to Lounge/Sitting Room

LOUNGE/SITTING ROOM

22'11" max narrowing to 12'3" x 13'11" max narrow (7m max narrowing to 3.75m x 4.25m max narrowing to)

L-Shaped room having laminated wood block style flooring Upvc double glazed window to front, double panelled radiator, ceiling coving, glazed and timber double doors opening to Conservatory, further double panelled radiator and panelled door to Kitchen/Breakfast Room

KITCHEN/BREAKFAST ROOM

19'8" x 10'4" (6m x 3.15m)

Refitted 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 unit with mixer tap, appliance space to include plumbing for automatic washing machine and dishwasher, four ring gas hob with electric oven and grill with extractor fan and hood, double panelled radiator, ceiling spot lights, ceramic tiled flooring, window to conservatory, doorway to Utility Room, panelled door to good sized storage cupboard housing boiler and ample storage and shelving space, glazed panelled door to Family Room

FAMILY ROOM

12'7" x 9'4" (3.85m x 2.85m)

Having obscured Upvc double glazed composite door with matching side screen, vinyl wood block effect flooring, vertical radiator, double doors to double cupboard with shelving space

UTILITY ROOM

8'8" x 4'11" (2.65m x 1.5m)

Having double glazed window to rear, loft hatch, wok tops with appliance space and storage below, single panelled radiator, panelled door to Shower Room and further glazed panelled door to Conservatory

CONSERVATORY

15'10" x 8'8" (4.85m x 2.65m)

Predominately of brick and Upvc double glazed construction with warm roofing, Upvc double glazed windows and by fold door offering outlook and access to South Facing Rear Garden, spot lights and ceramic tiled flooring with under floor heating.

SHOWER ROOM

Comprising refitted close coupled Wc, vanity wash hand basin and step in shower cubicle, aqua boarding to all walls, wall mounted heated towel rail/radiator, obscured double glazed window to rear, spot lights and extractor fan

LANDING

Having Upvc double glazed window to side, single panelled radiator, loft hatch and panelled doors to Three Bedrooms, Bathroom and lining cupboard with hanging rail and shelving

BEDROOM ONE

9'10" x 11'11" (3m x 3.65m)

Having Upvc double glazed window to front and single panelled radiator

BEDROOM TWO

9'10" x 11'3" (3m x 3.45m)

Having Upvc double glazed window to rear enjoying views over garden and roof top views beyond and single panelled radiator

BEDROOM THREE

8'8" x 6'6" (2.65m x 2m)

Having Upvc double glazed window to front and single panelled radiator and built in bulk head

BATHROOM

5'4" x 8'0" (1.65m x 2.45m)

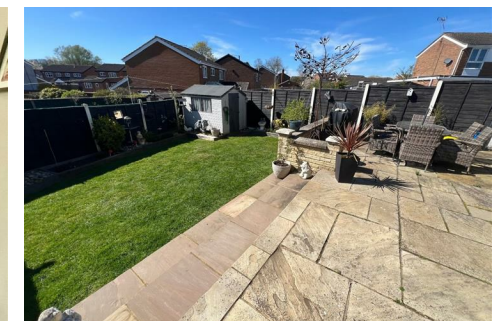
Refitted three piece suite comprising of low level Wc, vanity wash hand basin and panelled bath with shower and screen over, full aqua boarding to all walls, obscured double glazed window to rear and side, spot lights to ceiling and wall mounted heated towel rail

OUTSIDE FRONT

The front offers open plan area with off road parking for three vehicles with timber panelled fencing

OUTSIDE REAR

The rear garden is a particular feature to the property and is South Facing offering an immediate raised paved patio area, outside tap, outside power points and steps down to shaped lawns with well stocked shrub and flower borders with railway sleeper edgings, garden shed



call to view 01536 418100

