Swithens Drive | Rothwell | LS26 0BD £320,000

Three bedroom extended detached family home | Council Tax Band C | EPC Rating D

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EXTENDED THREE BEDROOM DETACHED FAMILY HOMERE-FITTED KITCHEN & BATHROOM***EXCELLENT LOCATION***

Located in a cul-de-sac location close to the centre of Rothwell is this beautiful three bedroom detached house that has been extended to the side and rear. The property is in excellent condition inside and out, ideal for a wide range of buyers and offering fantastic value for money.

Comprising; entrance hallway with stairs to the first floor, lounge and open-plan kitchen/dining room with bi-fold doors leading to the rear garden. There is a separate utility room and WC and the garage has been converted into a useful office space/bar/snug. The first floor offers three good size bedrooms and a re-fitted bathroom suite.

Outside the front garden has 'astro' turf and a driveway. The rear is private and enclosed with the additional bonus of the hot tub and pizza oven to be included in the house sale.

One not to be missed to fully appreciate what is on offer.

Call 24 hours a day, 7 days a week to arrange your viewing.

Ground Floor

Entrance Hall
PVCu double-glazed door leading into the entrance hallway, stairs lead to the first floor, central heating radiator and a door to:

Lounge 4.90m x 3.80m (16'1" x 12'6")
Living flame gas fire, 'Adam style' fire surround, laminate floor, T.V point, central heating radiator and a PVCu double-glazed window to the front elevation.

Kitchen/Dining Room 4.58m x 5.05m (15'0" x 16'7")
Being open-plan and re-fitted with ample wall and base units in a high gloss white finish with contrasting worktops and a green glass splashback. Sink and drainer unit, built-in oven and microwave and space for a fridge/reezer. Laminate floor, contemporary central heating radiator, skylight windows to the extension and bi-fold doors leading into the rear garden, door to an under stairs storage cupboard and a door leading into:

Utility Room 4.02m x 2.01m (13'2" x 6'7")
Being plumbed for a washing machine, over counter worktops and wall cupboards, central heating radiator, PVCu double-glazed door to the rear garden and a door to:

Shower Room/W.C
Shower room with an independent shower cubicle, vanity wash hand basin and a low flush W.C, PVCu double-glazed window and a central heating radiator.

Office/Snug/Bar 3.87m x 2.01m (12'8" x 6'7")
Converted garage with a roller door, ceiling spotlights, wall and base units, power and light and can be used as an office space, snug/bar or even a home gym.

First Floor

Landing 2.87m x 2.19m (9'5" x 7'2")
PVCu double-glazed window to the side and doors to:

Bedroom 1 3.97m x 2.76m (13'0" x 9'1")
Having fitted wardrobes, T.V point, central heating radiator, laminate floor and a PVCu double-glazed window.

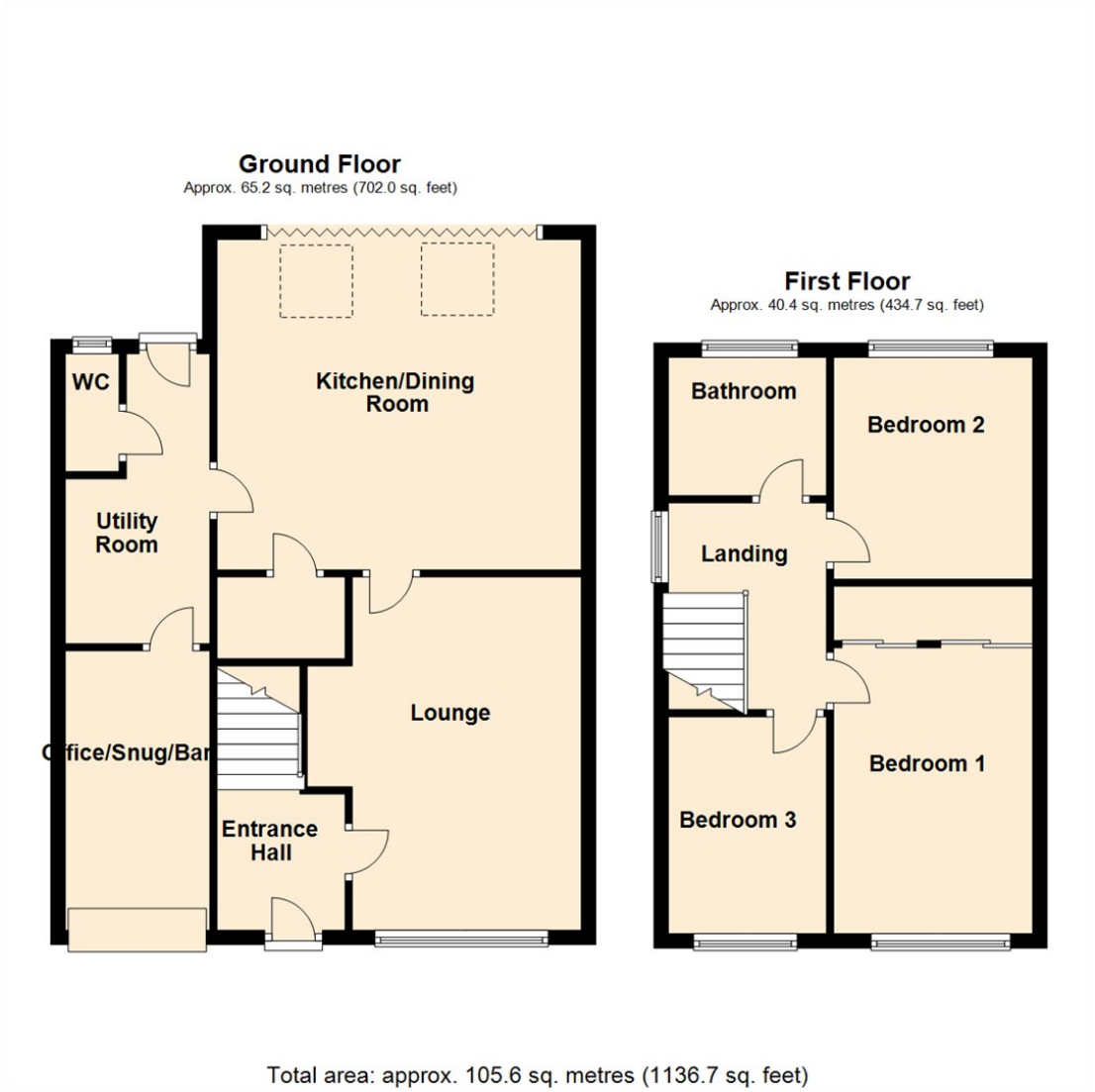
Bedroom 2 3.08m x 2.76m (10'1" x 9'1")
Central heating radiator, T.V point and a PVCu double-glazed window.

Bedroom 3 3.01m x 2.19m (9'11" x 7'2")
Central heating radiator and a PVCu double-glazed window.

Bathroom 1.92m x 2.19m (6'4" x 7'2")
Recently re-fitted with a three piece white suite, panelled bath with shower over, vanity wash hand basin and a low flush W.C, all concealed in a high gloss unit. Tiled wall and floor, ladder towel rail and a PVCu double-glazed window.

External
To the front is 'astro' turf and leylandii trees giving a degree of privacy, a driveway and parking for one car. To the rear which is also private and enclosed there is 'astro' turf, a raised decked area and the additional bonus of a hot tub and a pizza oven, creating an ideal social/entertaining area.

Agents Note
The property is sold on behalf of a staff member



Total area: approx. 105.6 sq. metres (1136.7 sq. feet)

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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