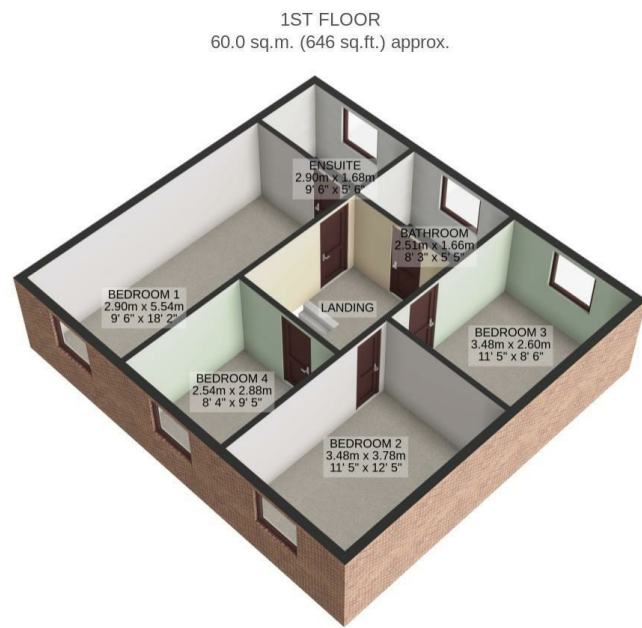
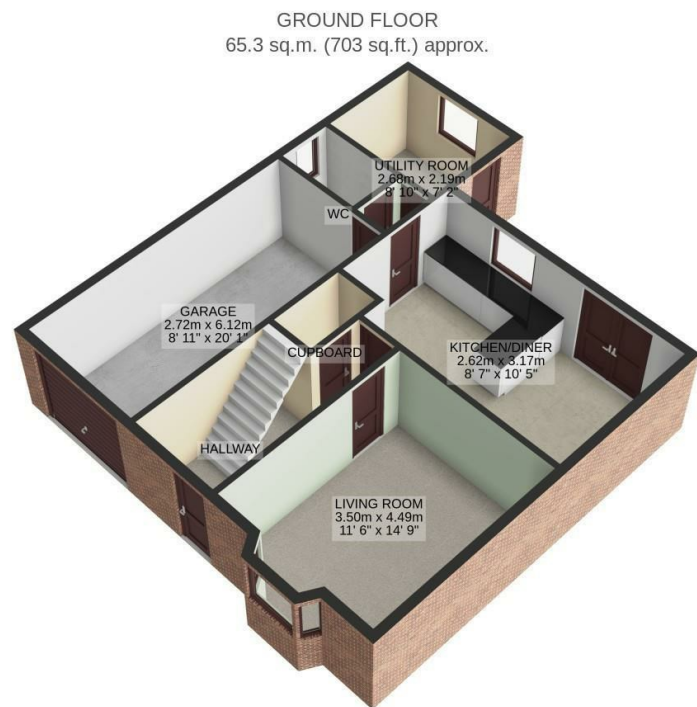


# Connolly Drive, Rothwell NN14 6JT



TOTAL FLOOR AREA : 125.4 sq.m. (1349 sq.ft.) approx.



## Connolly Drive, Rothwell NN14 6JT

- Spacious family home
- FOUR bedrooms
- Off road parking and single garage
- Refitted kitchen
- Good sized enclosed rear garden
- Popular Location
- Springfir Estates built

PRICE  
£375,000

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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# Connolly Drive, Rothwell NN14 6JT

PRICE £375,000 FREEHOLD

**\*\*IN PERSON AND VIDEO VIEWINGS AVAILABLE OF PROPERTY \*\*** A spacious FOUR bedroom, bay fronted, detached family home, situated in this popular location. Built by Messrs Springfir Estates the house offers gas central heating, Upvc double glazing and side by side off road parking for two in front of a single integral garage. Other benefits include a refitted kitchen, good sized main bedroom and ensuite and a well proportioned enclosed rear garden. The overall accommodation comprises entrance hall, Lounge with bay window, open plan Kitchen and Dining room, Guest WC and utility room. the first floor offers four bedrooms with the main room boasting an ensuite shower room and family bathroom. Outside is the aforementioned off road parking for two vehicles, single garage and an open plan front garden, plus the enclosed rear garden arranged over two levels.

## ENTRANCE HALL

Entrance via obscured composite double glazed panelled door having matching side screens, wood effect ceramic tiled flooring , single panelled radiator, stair case raising to first floor landing, panelled doors to Kitchen/Dining Room, Lounge/Sitting Room and under stairs storage cupboard

## LOUNGE/SITTING ROOM

13'1" min plus bay window x 11'5" (4m min plus bay window x 3.5m )  
Having Upvc double glazed bay window to front, double panelled radiator

## KITCHEN/DINING ROOM

18'2" x 10'5" (5.55m x 3.2m )  
A range of refitted high and base level cupboard units with drawer space and work tops with tiled surrounds, built in four ring induction hob, electric double oven and extractor fan, integrated appliances to include dishwasher, fridge and freezer, single bowl single drainer sink unit with mixer tap, spot lights continuation of wood effect ceramic tiled flooring, walking through to the dining area having single panelled radiator, Upvc double glazed French doors offering outlook and access to rear garden, door to Inner Hall

## INNER HALL

Having continuation of wood effect ceramic tiled flooring, further door to Garage, Cloakroom/Wc and Utility Room

## UTILITY ROOM

8'8" x 7'4" (2.65m x 2.25m )  
work top areas with shelved storage space, appliance space to include plumbing for automatic washing machine plus further appliance space, double panelled radiator, continuation of wood effect ceramic tiled flooring, Upvc double glazed window to rear, obscured double glazed door to side leading to rear garden

## CLOAKROOM/WC

Having wall mounted vanity wash hand basin and close coupled Wc, obscured double glazed window to side and single panelled radiator

## LANDING

Having doors to Four Bedrooms, Family Bathroom and airing cupboard having shelved storage space, loft hatch

## BEDROOM ONE

18'2" x 9'6" (5.55m x 2.9m )  
Good size room with Upvc double glazed window to front, single panelled radiator, built in furniture incorporating bedside tables, treble wardrobe providing clothes hanging and shelving space and further shelved storage, door to En-Suite

## EN-SUITE

9'8" x 5'6" (2.95m x 1.7m)  
Three piece suite comprising pedestal wash hand basin, close coupled Wc and shower cubicle, obscured double glazed window to rear, single panelled radiator and extractor fan

## BEDROOM TWO

12'5" x 9'6" (3.8m x 2.9m )  
Having Upvc double glazed window to front, single panelled radiator, built in mirror fronted double wardrobes providing clothes hanging space and shelving

## BEDROOM THREE

8'8" x 9'6" (2.65m x 2.9m)  
Having Upvc double glazed window to rear, single panelled radiator and built in mirror fronted double wardrobes providing clothes hanging and shelving space

## BEDROOM FOUR

9'4" x 8'2" (2.85m x 2.5m)  
Having Upvc double glazed window to front, single panelled radiator, built in bulk head storage cupboard

## BATHROOM

8'2" x 5'4" (2.5m x 1.65m)  
Three piece suite comprising of vanity wash hand basin, close coupled Wc and panelled bath with mixer tap having shower attachment and screen over, tiling to walls, obscured double glazed window to rear, single panelled radiator and extractor fan

## OUTSIDE FRONT

To the front there is off road parking for two vehicles side by side and offering access to Garage, the garden is open plan and laid to lawn, steps to main entrance door and gated access to side and rear garden

## GARAGE

Having up and over door, power and lighting connected, wall mounted boiler and aforementioned internal door to Inner Hall

## OUTSIDE REAR

The rear garden has an immediate paved patio area with outside tap, steps up to generous size lawn garden with further seating area and is enclosed by timer panelled fencing



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