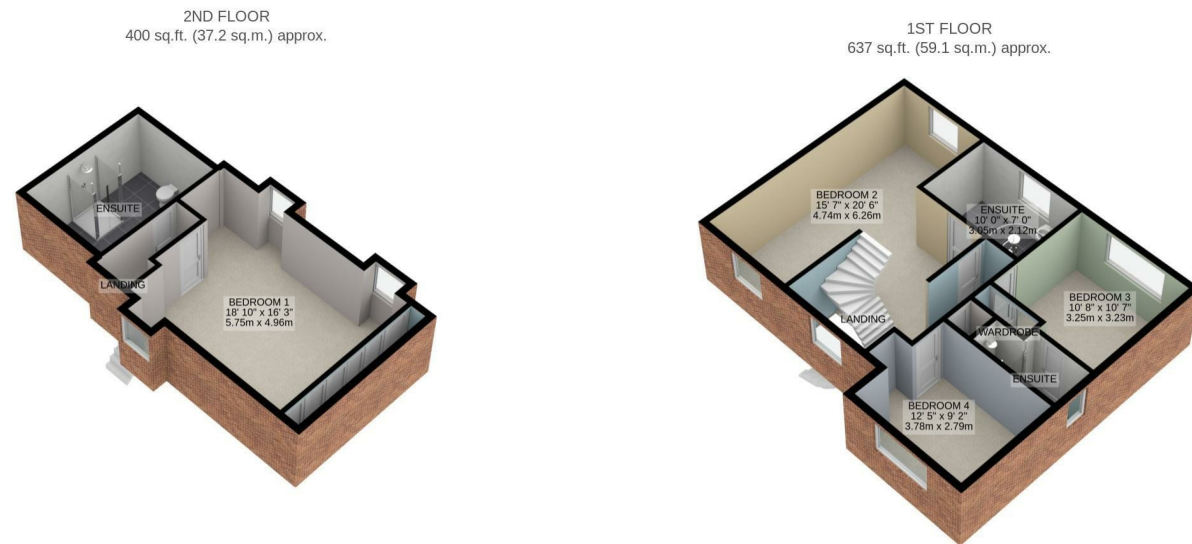
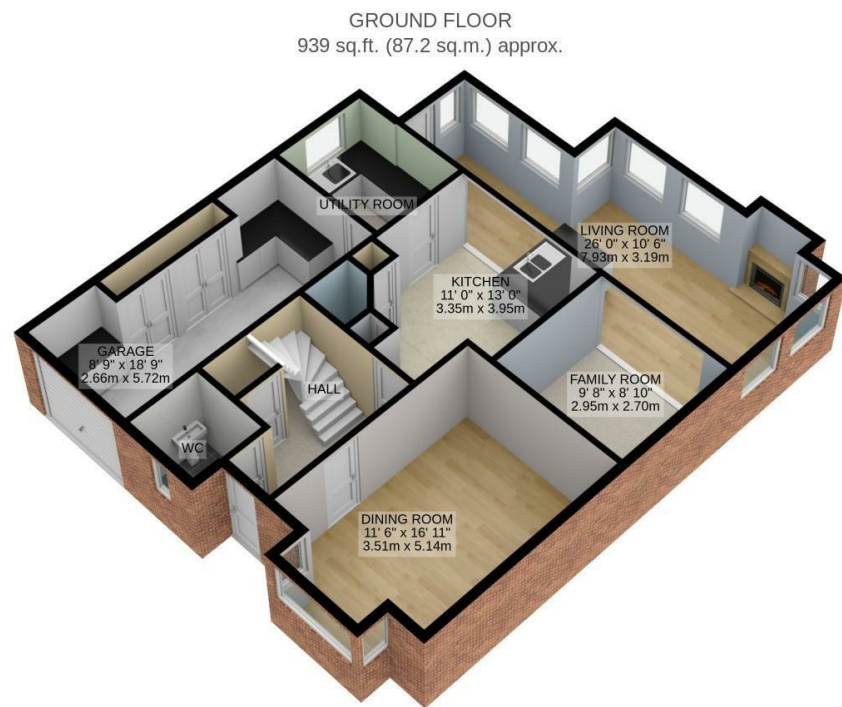


Vickers Close, Rothwell NN14 6LB



TOTAL FLOOR AREA : 1975 sq.ft. (183.5 sq.m.) approx.



Vickers Close, Rothwell NN14 6LB

- FOUR Bedroom (potentially 5)
- Much extended
- Immaculately presented
- Private Wesley aspect landscape gardens
- Cul De Sac
- Sought after location
- A MUST VIEW HOME
- Excellent energy efficiently rating at B78

PRICE
£449,500
CHAIN FREE

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 ** OFFERED with NO CHAIN** is this immaculately presented and much extended four double bedroom three story Family property located within one of the area's most sought after Cul-De-Sac locations. The whole property gives a spacious contemporary feel to the highest standard throughout. Excellent energy efficiency benefits include two wood burners and Photovoltaic Sola roof panels (EPC B78). A must see property comprising; Reception Hall, an extensive kitchen/breakfast room leading through to a large open plan conservatory and Sitting room area. Separate dining room, utility room and cloakroom W.C. First floor offers three bedrooms, two of which with en-suites and one of the rooms was formally planned as two bedrooms hence the generous size. The top floor offers another bedroom and en-suite with shower and pear bath. Outside enjoyed ample parking with Electric Vehicle power point, garage and enclosed private landscape Westerly aspect rear garden. Storage Shed. Approximate floor area 168 sq.m (1,810 sq.ft)

RECEPTION HALL

Having solid wood balustrade stair case raising to first floor landing having storage cupboard under, contemporary style doors to Cloakroom/Wc, Separate Dining/Sitting Room and outstanding extended Kitchen/Family Room

CLOAKROOM/WC

Comprising inset vanity wash hand basin and Wc, heated towel rail and opaque double glazed window to front

DINING/SITTING ROOM

Into double glazed bay window to front having double panelled radiator, exposed brick fire surround housing cast iron burner with hearth and display mantle, wall light points and ceiling coving

KITCHEN/BREAKFAST AREA

Offering a comprehensive range of high gloss, soft close cupboard units providing an extensive range of cupboard and drawer space as well as cleverly designed corner shelved pantry having lighting, hob with extractor over, and double ovens, door to separate Utility Room, granite worktops leading to breakfast bar area/dining area having inset one and half bowl sink unit, integrated dishwasher, inset ceiling spot lights and walk through to Conservatory and Family Room Area

UTILITY ROOM

Offering a further range of high and base level cupboard units with solid wood work tops, sink and double glazed window to side, heated towel rail, internal door to/from garage, appliance space to include plumbing for automatic washing machine

CONSERVATORY/FAMILY AREA

Having Upvc double glazed windows and door offering outlook and access to Westerly aspect enclosed landscaped rear garden, walk through to sitting area enjoying solid wood burner in Inglenook style fire place having solid wood mantle, inset ceiling spot lights and contemporary style vertical radiators throughout

FIRST FLOOR LANDING

Having Upvc double glazed window to front, radiator and further open balustrade stair case to second floor landing and Master Suite, panelled doors to Three Double Bedrooms and shelved airing cupboard

DOUBLE BEDROOM TWO

Originally designed to accommodate two bedrooms yet offers a spacious front to back bedroom suite having double glazed windows to both front and rear, radiators and panelled door to Dressing Room/En-Suite

DRESSING ROOM/EN-SUITE

comprising Wc, wash hand basin and shower cubicle, heated towel rail/radiator and opaque double glazed window to rear

DOUBLE BEDROOM THREE

Having double glazed window to rear, single panelled radiator, mirror fronted double wardrobe providing clothes hanging and shelving space, panelled door to En-suite

EN-SUITE

Comprising close coupled Wc, inset vanity wash hand basin with cupboards under and shower cubicle, opaque double glazed window to side, heated towel rail/radiator and shaver point

DOUBLE BEDROOM FOUR

Having Upvc double glazed window to front and single panelled radiator

SECOND FLOOR LANDING

Leading to Master Bedroom and suite

MASTER BEDROOM

Having skylight windows to front and rear, extensive professionally fitted wardrobes providing clothes hanging and shelving space, radiator, eaves storage space

MASTER SUITE

Four piece comp[ri]sing Wc, inset vanity wash hand basin with cupboards under, shower cubicle and pear shape bath with mixer tap shower, sky light windows to both front and rear

OUTSIDE FRONT

The property offers ample parking to front which gives access to larger than average single garage

GARAGE

Having remote control up and over electric roller door, power and light connected, fitted work tops, car electric point, internal door to/from Utility Room, wall mounted boiler

OUTSIDE REAR

The property enjoys landscaped enclosed Westerly aspect facing garden with pathway and gate to front and further car electric point, good size shed, shaped lawn, paved patios and raised pond area

AGENTS NOTE

Please refer to floor plans for all room areas and sizes



call to view 01536 418100

