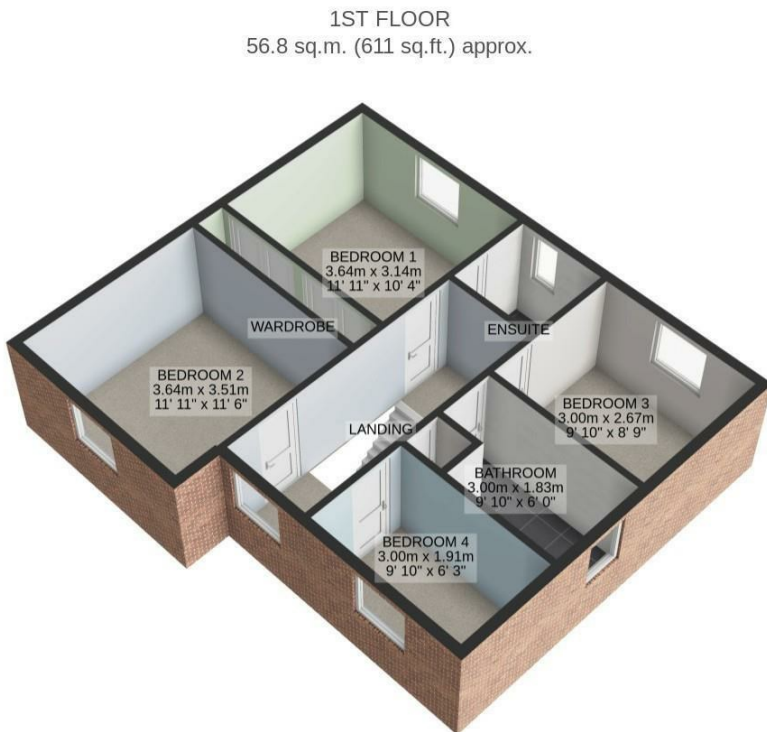
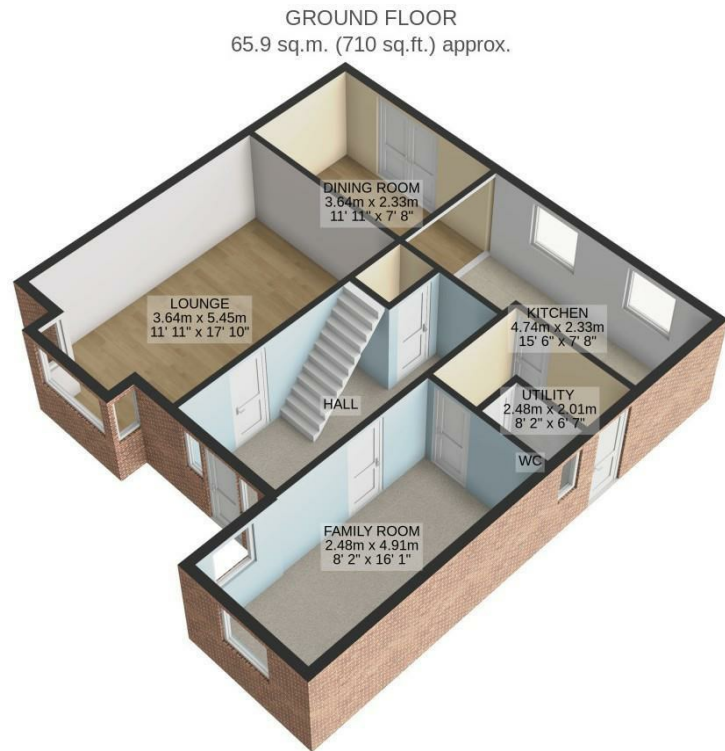


# Barlow Close, Rothwell NN14 6YD



## Barlow Close, Rothwell NN14 6YD

- FOUR (potentially five) Bedrooms
- Three separate reception areas
- Refitted high gloss Kitchen
- Well presented throughout
- Ample off road parking and single garage
- Impressive landscaped rear garden

PRICE  
**£395,000**  
OFFERS IN EXCESS  
OF

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\*\*** Found in excellent decorative order throughout is this spacious double bay fronted, Four bedroom (potentially five) detached family home. Built by Messrs Springfir Estates and occupying a pleasant cul de sac position, the property has been tastefully extended and thus offer good sized and versatile living space. The overall accommodation comprises entrance hall, Lounge with feature fireplace and window seat, separate family room, guest WC, Utility room and an outstanding refitted Kitchen open plan to the Dining room. The first floor offers a gallery landing, four bedrooms with the main room having an ensuite shower room and the family bathroom. Outside is ample off road parking and single garage to the front and a good sized landscaped enclosed rear garden with extended patio, sitting and entertaining area. View now!

## RECEPTION HALL

Via Obscured Upvc double glazed composite door with matching double glazed side screens, Karndeian flooring, Stairs rising to first floor landing with under stairs storage cupboard, double panelled radiator, panelled doors to Lounge/Sitting Room, Family Room and Utility Room

## LOUNGE/SITTING ROOM

11'11" x 16'2" min plus bay window (3.65m x 4.95m min plus bay window) Having Upvc double glazed bay window to front with built in window seat, attractive feature fire surround with display mantle and hearth housing living flame gas fire, ceiling coving and double panelled radiator

## FAMILY ROOM

16'2" min plus bay x 8'2" (4.95m min plus bay x 2.5m) Having Upvc double glazed bay window to front with further Upvc double glazed window to side, continuation of Karndeian flooring, two double panelled radiators and doorway to Inner Hallway

## INNER HALLWAY

Having further panelled door to Cloakroom/Wc

## CLOAKROOM/WC

Comprising of close coupled Wc and wall mounted wash hand basin, tiling to walls, single panelled radiator, continuation of Karndeian flooring and Upvc double glazed window to side

## UTILITY ROOM

9'10" x 6'2" (3m x 1.9m) Work surfaces with ample storage and appliance space to include plumbing for automatic washing machine and further appliance space, spot lights, continuation of Karndeian flooring, Upvc double glazed door to side leading to rear garden, concealed wall mounted boiler, doorway to Kitchen

## KITCHEN

15'7" x 7'8" (4.75m x 2.35m) Recently refitted of high gloss, soft close, high and base level cupboard units with drawer space and work surfaces, integrated dishwasher, fridge and freezer, four ring gas hob with extractor fan and hood over, fitted electric oven and grill, single bowl single drainer sink unit with mixer tap, continuation of Karndeian flooring, two Upvc double glazed windows to rear, spot lights, two vertical radiators and walk through to Dining Area

## DINING AREA

11'11" x 7'8" (3.65m x 2.35m) Continuation of Karndeian flooring, spot lights, ceiling coving, Upvc double glazed Frenchy doors offering outlook and access to rear garden

## GALLERY LANDING

Having panelled doors to Four Bedrooms and Family Bathroom, airing cupboard with storage space, Upvc double glazed window to front, spot lights and loft hatch

## MASTER BEDROOM

11'11" x 10'11" min plus built in wardrobes (3.64m x 3.35m min plus built in wardrobes) Having Upvc double glazed window to rear enjoying views over rear garden and school grounds beyond, built in wardrobes providing clothes hanging and shelving space, double panelled radiator, spot lights and panelled door to En-Suite

## EN-SUITE

Three piece suite comprising of vanity wash hand basin, low level WC and fully tiled shower cubicle, spot lights, extractor fan and tiling to walls, obscured double glazed window to rear and wall mounted heated towel rail/radiator

## DOUBLE BEDROOM TWO

12'3" x 11'11" (3.75m x 3.65m) Having Upvc double glazed window to front, double panelled radiator and spot lights

## DOUBLE BEDROOM THREE

8'8" x 9'10" (2.65m x 3m) Having Upvc double glazed window to rear with views over rear garden and school grounds beyond, double panelled radiators and spot lights

## BEDROOM FOUR

9'10" x 6'4" (3m x 1.95m) Having Upvc double glazed window to front, double panelled radiators and spot lights

## FAMILY BATHROOM

9'10" max x 5'10" (3m max x 1.8m) Refitted three piece suite comprising of panelled bath with shower and screen over with aqua boarding surrounds, close coupled Wc, pedestal wash hand basin, obscured double glazed window to side, wall mounted heated towel rail/radiator, spot lights and extractor fan

## OUTSIDE FRONT

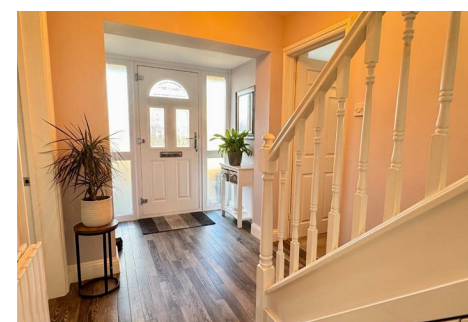
The front offers block paved parking side by side for two vehicles leading to entrance door and Garage, plus gravel parking for further vehicles, side get to further storage area

## GARAGE

Having up and over door and power and lighting connected

## OUTSIDE REAR

The rear garden is a good size offers immediate paved patio, stepping onto shaped lawn with deep and mature shrub and flower borders, raised rockery area, built in garden shed, pedestrian door to Garage, outside tap and outside power points, the rear garden is enclosed by timber panelled fencing



call to view 01536 418100

