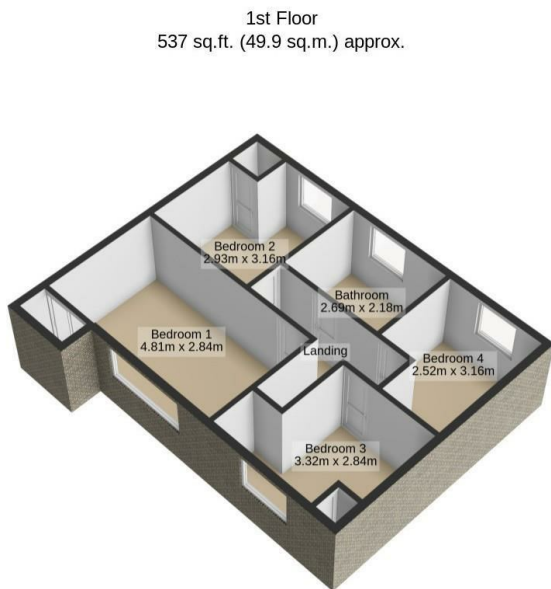
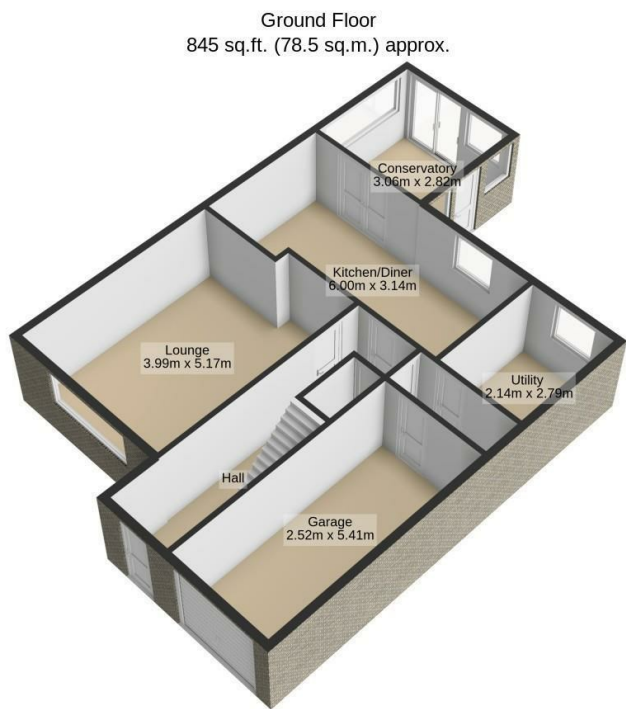


Oxford Street, NN14 6HA



Total Floor Area : 1382 sq.ft. (128.4 sq.m.) approx.

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.



Oxford Street, NN14 6HA

- FOUR Bedrooms
- Separate Reception Rooms
- Conservatory
- Landscaped Gardens
- Garage Plus Parking
- Refitted Kitchen

PRICE
£319,950

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



****IN PERSON AND VIDEO VIEWINGS AVAILABLE**** Situated on the north side of Rothwell is this good sized 4 bedroom detached family home. The property is found in good decorative order throughout and boasts a refitted kitchen with built in 'Neff' cooking facilities and four piece bathroom suite. Other benefits include LVT flooring to the majority of the ground floor, a conservatory extension and large enclosed rear garden. The overall accommodation comprises entrance hall, Lounge, Utility room, guest WC, Kitchen/Dining Room and conservatory. The first floor provides four bedrooms and family sized bathroom. Outside there is a driveway providing off road parking for 3 cars plus a single garage with electric door and an impressive enclosed and private garden to the rear. An internal viewing is highly recommended to fully appreciate this property.

ENTRANCE HALL

Via Upvc double glazed door with matching side screens, staircase rising to first floor landing with storage cupboard under, single panelled radiator, LVT flooring, panelled doors to Lounge/Sitting Room, further doors to Utility/Cloakroom/Wc and doorway to Kitchen

LOUNGE/SITTING ROOM

16'0" x 12'0" (4.88 x 3.66)
Having Upvc double glazed window to the front, continuation of LVT flooring, double panelled radiator, stained glazed door leading to Dining Room.

KITCHEN/DINING ROOM

9'0" x 9'0" (2.74 x 2.74)
Offering a range of re-fitted high and base level cupboard units with shelving and drawer space with work tops, ,built in 'Neff' cooking facilities including double oven with grill, induction hob with extractor hood over, space for American style fridge/freezer, single bowl single drainer sink unit with mixer tap, integrated dishwasher, continuation of LVT flooring., double panelled radiator, Upvc double glazed window and double glazed double doors to Conservatory

CONSERVATORY

9'11" x 9'0" (3.02 x 2.74)
Double glazed construction offering outlook and access t o rear garden, tiled floor

UTILITY/CLOAKROOM/WC

Comprising of close coupled Wc, door through to utility area offering appliance space to include plumbing for automatic washing machine and further appliance space and shelving, continuation of LVT flooring, Upvc double glazed window to rear and double panelled radiator and solid door to Garage

LANDING

Having panelled doors to Four Bedrooms and Bathroom, loft hatch

BEDROOM ONE

14'0" x 9'0" (4.27 x 2.74)
Having double glazed window to front, double panelled radiator and eves storage

BEDROOM TWO

8'11" x 10'0" (2.74 x 3.05)
Having double glazed window to rear offering outlook over rear garden,, built in storage cupboard and double panelled radiator

BEDROOM THREE

12'0" x 8'0" (3.66 x 2.44)
Having double glazed window to front, built in storage cupboard and double panelled radiator

BEDROOM FOUR

7'0" x 5'0" (2.13 x 1.52)
Having double glazed window to the rear offering outlook over rear garden and double panelled radiator

BATHROOM

Refitted four piece suite comprising of free standing bath, with feature mixer tap, walk in double shower cubicle with glass screen, pedestal wash hand basin, close coupled Wc, fully tiling walls and floor, wall mounted chrome effect towel heater/radiator, opaque double glazed window and, extractor fan

OUTSIDE FRONT

The front of the property offers block paved parking offering off road parking for several vehicles, leading to garage, with gravel borders and gated access leading to rear garden.

GARAGE

Having electric up and over rolling door, power and lighting connected, internal door from property

OUTSIDE REAR

Having immediate paved patio area with gravel areas with brick built storage barns, stepping on to a large lawn garden with mature well stocked flower and shrub borders an mature trees, water feature, leading down to further play area garden with timber sheds

