

# Thompson Way, Rothwell NN14 6FL



TOTAL FLOOR AREA : 82.2 sq.m. (885 sq.ft.) approx.



## Thompson Way, Rothwell NN14 6FL

- Three good sized bedrooms
- Parking and detached single garage
- Guest WC
- Ensuite shower room
- Secluded position off a shared private driveway
- Well presented

PRICE  
**£265,000**  
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.



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**\*\*IN PERSON AND VIDEO VIEWINGS AVAILABLE\*\*** Three good sized bedrooms are found in the spacious semi detached family home. The house occupies a secluded position off a shared private drive and offers parking for two/three cars plus a detached single garage. Other benefits include an ensuite shower room to the main bedroom and a guest WC. The overall accommodation comprises entrance hall, Guest WC, Lounge with dual aspect, kitchen/Dining room with high gloss units and a utility room. The first floor provides a gallery landing, three bedrooms, ensuite to the main and the family bathroom. Outside is a low maintenance open plan front court, the aforementioned parking and detached single garage, plus a small well maintained rear garden ideal for entertaining. Viewing is recommended.

**ENTRANCE HALL**

Via panelled door with glazed inset, stair case raising to first floor landing, single panelled radiator and double power point, doors to Cloakroom/Wc, Kitchen/Dining Room and Lounge/Sitting Room

**CLOAKROOM/WC**

Comprising vanity wash hand basin with cupboards under and tiled surrounds, close coupled Wc, double panelled radiator

**LOUNGE/SITTING ROOM**

16'7" max x 15'8" narrowing to 7'1" (5.07m max x 4.78m narrowing to 2.18m ) Triangular in Shape with two Upvc double glazed windows to front and one Upvc double glazed window to rear and two single panelled radiators

**KITCHEN/DINING ROOM**

12'1" x 9'4" (3.69m x 2.87m ) Offering a comprehensive range of stylish high and base level cupboard units with work tops and surrounds, inset single drainer stainless steel sink unit with mixer tap, built in oven, four ring gas hob having extractor hood over, inset ceiling spot lights, double panelled radiator, Upvc double glazed window to front and French style Upvc double glazed double doors to rear garden, door to Utility/Rear Hall

**UTILITY/ REAR HALL**

Having further cupboard units and opaque double glazed door to rear, additional appliance space with plumbing for automatic washing machine, single drainer stainless steel sink unit with mixer tap and double panelled radiator

**GALLERY LANDING**

Having Upvc double glazed windows to both front and rear, double panelled radiator, double power point, loft hatch, doors to Three Bedrooms and Bathroom, linen cupboard having shelving

**MASTER BEDROOM**

11'8" min x 8'7" min plus door recess (3.57m min x 2.64m min plus door recess ) Upvc double glazed window to front, double panelled radiator, door to fitted wardrobe providing clothes hanging and shelving space and door to En - Suite

**EN-SUITE**

Comprising close coupled Wc, shower cubicle and tiling to walls, single panelled radiator and opaque Upvc double glazed window to rear, ceiling spot lights

**BEDROOM TWO**

13'0" x 7'5" (3.98m x 2.27m ) Upvc double glazed window to rear and double panelled radiator under

**BEDROOM THREE**

9'7" x 7'7" (2.94m x 2.32m ) Upvc double glazed window to rear and double panelled radiator

**BATHROOM**

Comprising pedestal wash hand basin, close coupled Wc, panelled bath with mixer tap and shower and screen over, stylish complimentary tiled surrounds, opaque Upvc double glazed window to rear, double panelled radiator and ceiling spot lights

**OUTSIDE FRONT**

Having gravel front court with flag stone path to entrance door with bark areas with shrubbery, leading to parking and garage with gated access to rear

**PARKING & GARAGE**

Parking for two vehicles leading to Garage with up and over door having eaves storage space and personal door to rear garden

**OUTSIDE REAR**

Having immediate paved patio stepping onto lawn garden with bark areas having shrub and flower borders, the rear garden is enclosed by timber panelled fencing



call to view 01536 418100

