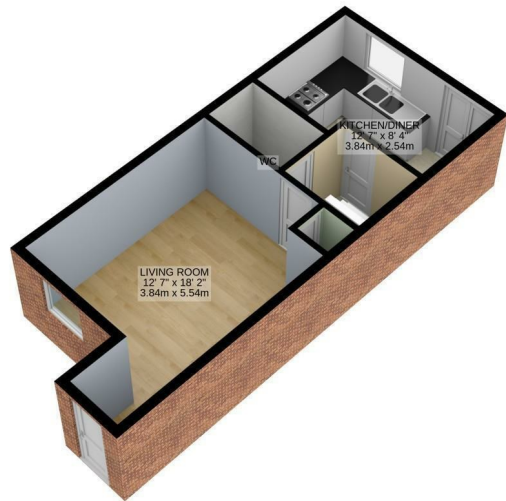
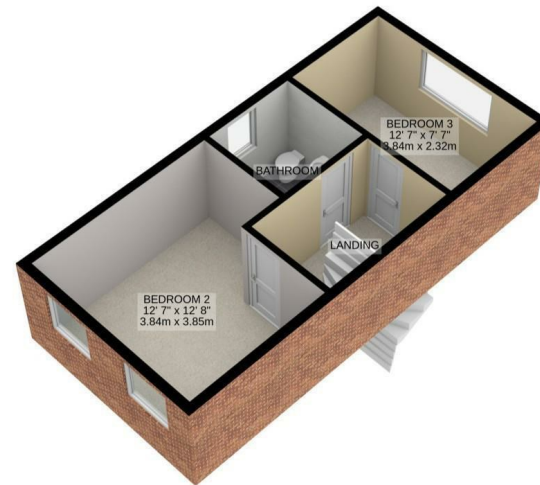


# Woodpecker Drive, Rothwell NN14 6GQ

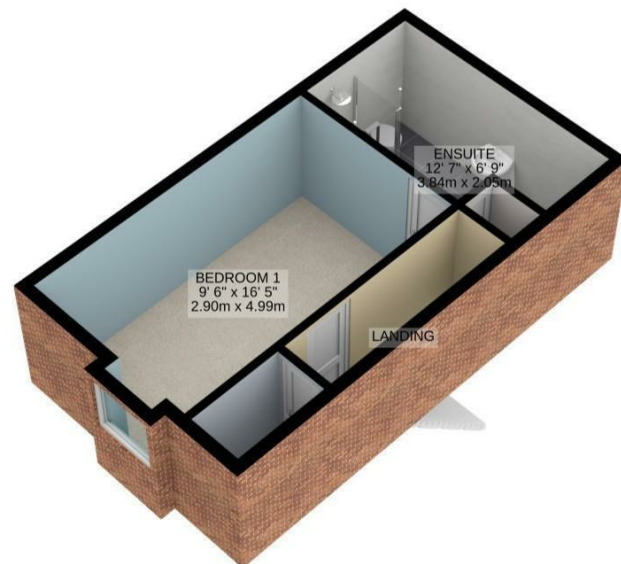
GROUND FLOOR  
353 sq.ft. (32.7 sq.m.) approx.



1ST FLOOR  
336 sq.ft. (31.2 sq.m.) approx.



2ND FLOOR  
284 sq.ft. (26.4 sq.m.) approx.



## Woodpecker Drive, Rothwell NN14 6GQ

- Three double bedrooms
- Parking for three cars
- Popular Estate location
- Cul de sac position
- Arranged over three floors
- Ensuite shower room

PRICE  
£270,000

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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**\*\*IN PERSON AND VIDEO VIEWINGS AVAILABLE\*\*** Three good sized bedrooms are found in the spacious semi detached family home arranged over three floors. Built by Persimmon homes on the popular Woodlands Valley estate and occupying a pleasant cul de sac position currently over looking green space and play area. The house is found in good order throughout and has gas central heating and Upvc double glazing. Other benefits include a shared driveway (with one neighbour) providing off road parking for Three cars, ensuite to main bedroom and guest WC. The overall accommodation comprises entrance porch, Lounge, Guest WC with utility space and a kitchen/Dining room. The first floor provides two double bedrooms and the family bathroom, whilst the second floor is dominated by the main bedroom with a good sized ensuite shower room. Outside is a small open plan front and side garden, driveway providing the parking for three cars and a nice enclosed rear garden.

### ENTRANCE HALL

Via obscured double glazed composite door, having laminated wood block style flooring, single panelled radiator opening to Lounge/Sitting Room

### LOUNGE./SITTING ROOM

12'7" x 18'2" (3.84m x 5.54m )

Having double glazed window to front, continuation of laminated wood block style flooring, double panelled radiator and door to under stairs storage cupboard and door to Inner Hall

### INNER HALLWAY

Having stair case raising to first floor landing, continuation of luxury vinyl timber effect flooring and panelled doors to Kitchen/Dining Room and Cloakroom/Wc

### CLOAKROOM/WC

Comprising of wash hand basin and close coupled Wc, single panelled radiator, continuation of laminated wood block style flooring and extractor fan

### KITCHEN/DINING ROOM

Having double glazed double doors and window offering outlook and access to rear garden, a range of high and base level cupboard units with drawer space and work tops, one and half bowl single drainer sink unit with mixer tap, built in oven with four ring gas hob and extractor fan and hood over, space for tall fridge and freezer, and further appliance space to include plumbing for automatic washing machine/dishwasher, continuation of laminated wood block style flooring and double panelled radiator radiator

### FIRST FLOOR LANDING

Having doors to Two of the three Bedrooms, Family Bathroom and stair case raising to second floor landing, single panelled radiator

### BEDROOM TWO

12'7" x 12'7" (3.84m x 3.85m )

Having two double glazed window to front and and two single panelled radiator

### BEDROOM THREE

12'7" x 7'7" (3.84m x 2.32m )

Having double glazed window to rear and radiator

### BATHROOM

Three piece suite comprising close coupled Wc, pedestal wash hand basin and panelled bath with shower attachment, tiling to walls , single panelled radiator, obscured double glazed window to side and extractor fan

### SECOND FLOOR LANDING

Door to Master Bedroom and storage cupboard

### MASTER BEDROOM

9'6" x 16'4" (2.90m x 4.99m )

Dormer style Upvc double glazed window to front, single panelled radiator and panelled door to En-Suite/Dressing Room

### EN-SUITE

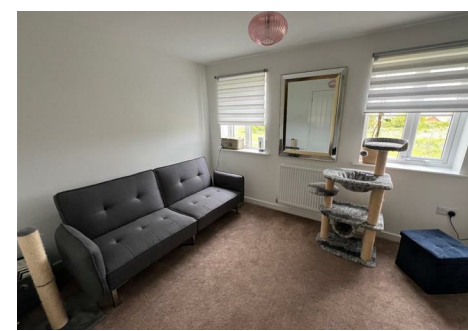
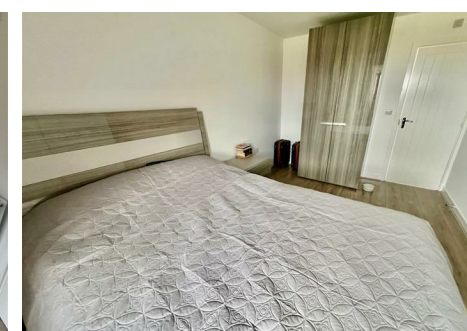
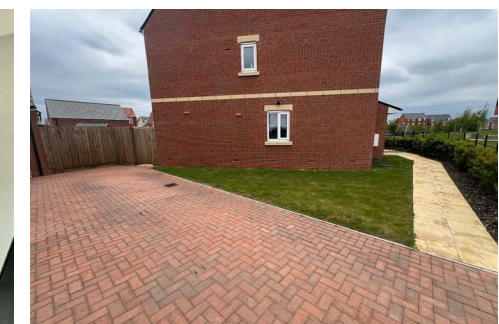
Having storage cupboard, pedestal wash hand basin, close coupled Wc and shower cubicle, area for dressing table/desk, sky light window to rear, double panelled radiator and extractor fan

### OUTSIDE FRONT

To the side there is parking for three vehicles with gate to enclosed rear garden the front offers Lawn garden areas with bark and shrub borders with path to entrance door

### OUTSIDE REAR

The rear garden offers an immediate paved patio stepping onto mainly laid to lawn garden, timber garden shed, the rear garden is enclosed by timber panelled fencing



call to view 01536 418100

