



Terry Smith Avenue, Rothwell **Freehold** £310,000

**Pattison
Lane**

Key Features

 3  2  C  D

- Three Bedroom Detached House
- Garage & Driveway
- En Suite to Master Bedroom
- Downstairs Cloakroom
- Looking Out To Green Space

Situated within a sought-after contemporary development in the vibrant market town of Rothwell, this three-bedroom detached residence is presented in immaculate decorative order. Combining modern architectural design with a high-specification finish.

The home is perfectly positioned for those requiring seamless access to the A14 and wider commuter networks while remaining close to the heart of a historic market community.

The ground floor accommodation is designed for both functionality and style, centered around an expansive open-plan kitchen and dining area that serves as the social hub of the home. This bright and airy space is complemented by a welcoming entrance hall and a convenient guest cloakroom.



To the first floor, the property offers three well-proportioned bedrooms, including a principal suite complete with a private en-suite shower room, alongside a modern family bathroom.

Externally, the property truly excels with a professionally landscaped rear garden. This private sanctuary features a substantial decked terrace, meticulously designed for outdoor entertaining and alfresco dining. Further benefits include a private driveway and a detached garage, providing ample off-road parking and storage. Offered to the market in "turn-key" condition, an internal viewing is essential to appreciate the quality and lifestyle opportunity on offer.

The accommodation comprises:

ENTRANCE HALL

CLOAKROOM

LIVING ROOM

KITCHEN / DINING ROOM

FIRST FLOOR LANDING

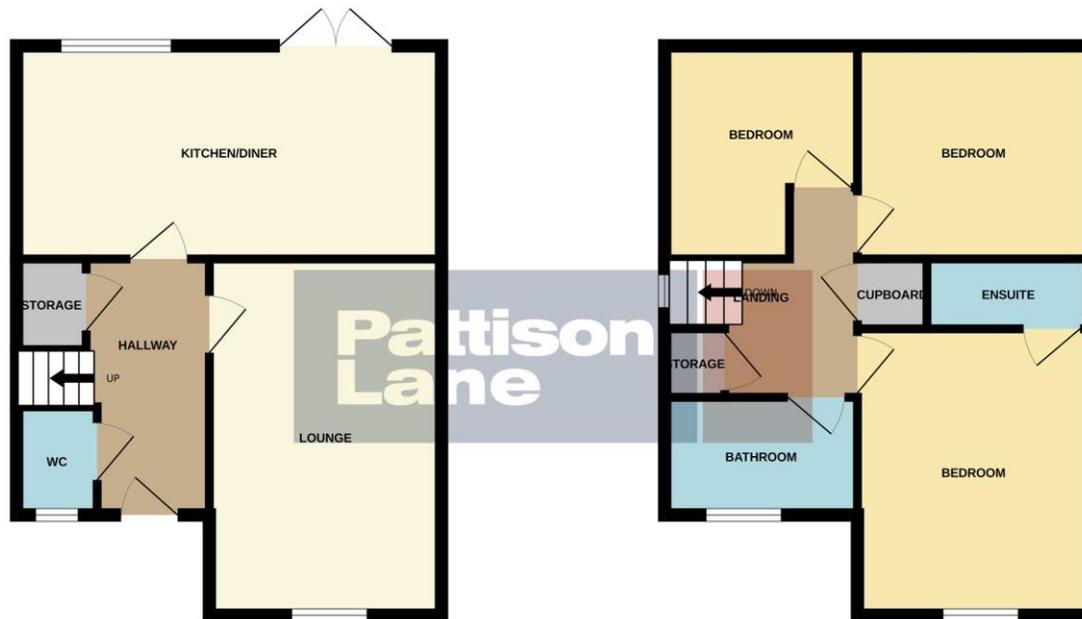
BEDROOM ONE

EN SUITE



GROUND FLOOR

1ST FLOOR



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BEDROOM TWO

BEDROOM THREE

BATHROOM

OUTSIDE

FRONT GARDEN

GARAGE & DRIVEWAY

REAR GARDEN

AGENTS NOTE:

Contribution to management / Service Charge -
The vendor advises they pay a subscription fee
for a third party to look after the estate land.

To view this property call Pattison Lane on:
01536 524425

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