



Fallow Road, Rothwell NN14 6FS

welcome to

Fallow Road, Rothwell

William H Brown are delighted to offer this four double bedroom, three storey detached house on the popular Woodland Valley estate in Rothwell. This beautifully presented family home has been further modified by the current owners.

No onward chain

Agents Note:

Under floor heating throughout with separate control zones.

Entrance Hall

Entered via composite door to the front aspect, stairs rising to the first floor landing, storage cupboard cleverly designed to hold shoes, coats and fuse box. Doors to all rooms.

Lounge

Double glazed bay window to the side aspect, double glazed window to the front aspect, feature fireplace with mosaic stone surround and electric fire.

Kitchen / Diner

Fitted kitchen comprising a range of matching wall and base units with quartz work surfaces over, composite sink and drainer, quartz upstands, electric oven and induction hob with cooker hood over, dishwasher, space for fridge/freezer, Freestanding island with storage and seating, quartz worksurface. Double glazed window to the side and rear aspect, double glazed French doors to the rear aspect and door to the utility.

Utility

Obscure double glazed window to the side aspect, a range of wall and base units with work surfaces over, a stainless steel sink and drainer, splash backs, space for washing machine, space for tumble dryer. Low level WC.

First Floor Landing

Double glazed window to the side aspect, stairs rising from the entrance hall, storage cupboard, doors to the bedrooms and bathroom.

Bedroom One

Double glazed windows to the front and side aspect, fitted wardrobes and door to en suite.

En Suite

WC, wash hand basin, shower cubicle with rain fall and hand held shower, extractor fan, part tiling and mirror.

Bedroom Two

Double glazed window to the front aspect and fitted wardrobes.

Bathroom

Double glazed obscure window to the rear aspect, Free standing bath with integrated waterfall effect flow, WC, wash hand basin with vanity unit, shower cubicle with rain fall and hand held shower, extractor fan and part tiling.





Second Floor Landing

Double glazed window to the front aspect, wall to wall storage and doors to all rooms.

Bedroom Three

Double glazed window to the front aspect and fitted wardrobes.

Bedroom Four

Double glazed window to the front aspect and fitted wardrobes.

Wc

WC, wash hand basin, tiling and mirror.

Externally

Rear Garden

Low maintenance rear garden mainly laid with Astro turf lawn with gravel area, flower beds and shrubs, paved seating area, door to single garage and fully enclosed with brick walling and timber fencing with side gated access to the front aspect.



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welcome to

Fallow Road, Rothwell

- Detached house
- Four double bedrooms
- Underfloor heating
- Kitchen with appliances and quartz worktops
- Kitchen island

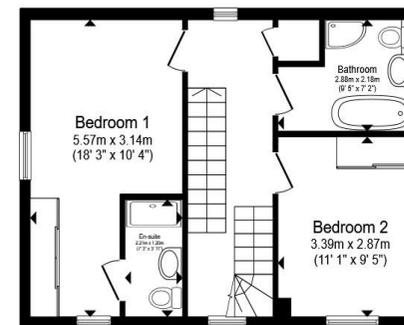
Tenure: Freehold EPC Rating: B
Council Tax Band: D

offers in excess of

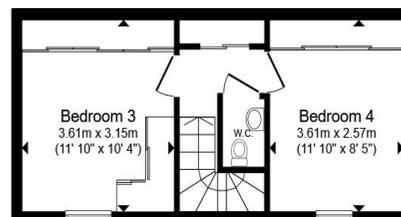
£350,000



Ground Floor



First Floor



Second Floor

Total floor area 118.1 m² (1,272 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref:
RWL108041 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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