



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS

# Terry Smith Avenue

"Let There be Light"

 4  2  2



## "Let There be Light"

This impressive detached home enjoys a light filled interior occupying a corner plot, situated within this desirable development on the periphery of Rothwell. The stylish interior benefits from an entrance hall with guest cloakroom, generous living room with double doors opening to the rear garden, free flowing kitchen / dining room fitted with a range of integrated appliances which leads to the utility room. Upstairs, you will find four good sized bedrooms, the master benefitting from an en-suite shower room and the principal bathroom which is fitted with a cool white suite. Outside, there is a low maintenance fore garden enjoying an open aspect, private drive for two cars, single garage and well presented rear garden. Rothwell offers a wealth of amenities, a range of popular restaurants and ultra convenient access to the A14.

**EPC Rating: B COUNCIL TAX: D**

**Living Room** - 5.41m x 3.23m (17'9" x 10'7")

**Kitchen / Dining Room** - 5.46m x 3.23m (17'11" x 10'7")

**Utility Room** - 1.8m x 1.68m (5'11" x 5'6")

**WC** - 1.65m x 1.17m (5'5" x 3'10")

**Bedroom 1** - 2.87m x 2.79m (9'5" x 9'2")

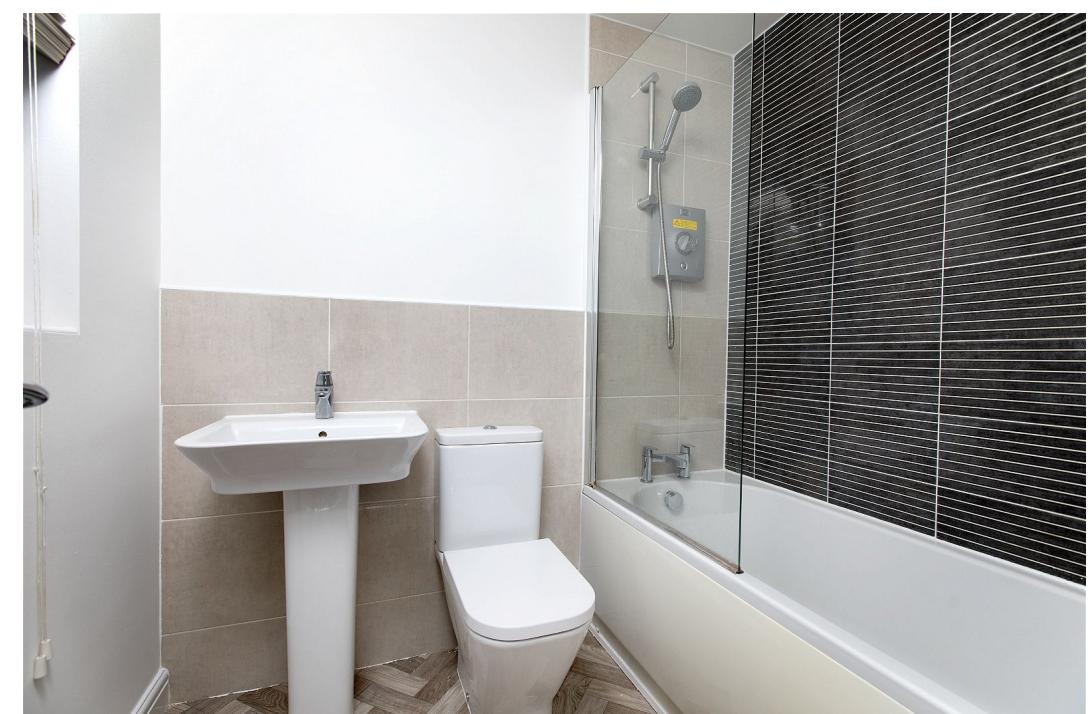
**Ensuite** - 2.62m x 1.42m (8'7" x 4'8")

**Bedroom 2** - 3.28m x 2.87m (10'9" x 9'5")

**Bedroom 3** - 3.28m x 2.44m (10'9" x 8'0")

**Bedroom 4** - 2.49m x 2.21m (8'2" x 7'3")

**Bathroom** - 2.03m x 1.68m (6'8" x 5'6")





- Detached
- Four Bedrooms
- Corner Plot
- Two Bathrooms
- Garage
- Off Road Parking



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

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