



stones young
PRESTIGE

5 Eden Gardens, Old Langho, Blackburn, Lancashire BB6 8HW

Offers in Region of £975,000 Freehold

FOR SALE



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PRESTIGE



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PROPERTY DESCRIPTION

PRESTIGE PROPERTY* *INCREDIBLE SEVEN BEDROOM HOME IN DESIRABLE BROCKHALL VILLAGE LOCATION!
Situated on an enviable plot stands this impressive, beautifully presented family home finished to an incredible standard. Perfect for family living and entertaining, this outstanding, versatile property is set over three floors with an extensive driveway and a double garage!

Upon entering this opulent property you are greeted by the open hallway space with an elegant wooden staircase to the first floor as well as access to the W/C and downstairs storage cupboard where the CCTV control can be found. The hallway also provides access to the welcoming main reception room with feature fire place built into a media wall and modern decor. The open kitchen/dining area which creates the perfect space for contemporary family living. The bespoke Stuart Frazer kitchen comprises of various built in appliances as well as space for a large Gaggenau fridge freezer. The kitchen is complimented by the aluminium bifold doors open into the rear garden space which flood the room with natural light. Just off the kitchen space is the cosy second reception room with wooden flooring and ceiling spotlights. Completing the ground floor is the third reception room which creates the perfect space for a separate dining area/ office space or snug. The first floor landing leads to five of the seven double bedrooms, four of which benefit from high quality two piece en-suite's. Concluding the first floor is the three piece family bathroom suite in white with a T-shaped bath, mains fed shower and vanity housing sink. The master bedroom is located on the second floor and provides a large open space with Velux windows flooding the room with light. This desirable master bedroom accommodates two en-suites either side of the centrally located bed. Completing the top floor is another double bedroom and spacious storage cupboard.

Set in this highly regarded, gated community, this incredible property, the bespoke design chosen by the current owners, benefits from an extensive driveway, a double garage with power, lighting and water. To the rear you'll discover the spacious garden boasting plenty of space for entertaining and children playing. Additionally features of the garden are the artificial turf, electric car charging point and hot and cold water taps. Brockhall Village is positioned close to great eateries including The Black Bull, as well as stunning walking routes and amenities nearby. This remarkable family home is a must see to truly appreciate its attention detail. For this reason and more, early viewing is highly advised!

FEATURES

- Spacious Family Home
- Set Over Three Floors
- Seven Double Bedrooms
- Large Detached Home
- Double Garage & Ample Driveway Parking
- Sought After Brockhall Village Location
- Eight Bathrooms
- Attention to Detail Throughout
- No Chain Delay!





ROOM DESCRIPTIONS

Ground Floor

Hallway

Open glass staircase to first floor, concrete flooring, under floor heating, storage cupboard with housing CCTV system, composite front door.

Lounge

21' 6" x 13' 7" (6.55m x 4.14m) Feature gas fireplace in media wall, Sonos surround sound system, ceiling spotlights, carpet flooring, uPVC double glazed window x3, TV point.

Second Reception

13' 11" x 13' 7" (4.24m x 4.14m) Wood flooring, ceiling spotlights, uPVC double glazed window x3 (with built in blinds), TV point.

Third Reception

11' 7" x 10' 7" (3.53m x 3.23m) Carpet flooring, ceiling spotlights, uPVC double glazed window, TV point.

Kitchen

26' 10" x 24' 2" (8.18m x 7.37m) Range of fitted Stuart Frazer wall and base units and contrasting Corian work surfaces, Quooker tap, waste disposal, Siemens electric oven x2, gas hob, space for Gaggenau fridge freezer, integrated Siemens microwave, extractor fan, dish washer, ceiling spotlights, designer pendant light x3, polished concrete flooring, under floor heating, uPVC double glazed window x3, aluminum bifold door with built in electric blinds x2, TV point.

Utility

10' 7" x 6' 0" (3.23m x 1.83m) Range of fitted wall and base units and contrasting work surfaces, composite back door, sink and drainer, concrete flooring, under floor heating, space for washing machine and tumble dryer, cupboard housing boiler and water tank.

W/C

6' 8" x 4' 0" (2.03m x 1.22m) Villeroy & Bosch two piece suite in white, vanity unit housing sink with built in light, tiled splashback, concrete flooring, ceiling spotlights.

First Floor

Landing

Stairs to second floor, carpet flooring, ceiling spotlights, designer radiator, uPVC double glazed window x3.

Bedroom Two

14' 3" x 13' 7" (4.34m x 4.14m) Carpet flooring, designer radiator, uPVC double glazed window x3.

En-Suite

9' 3" x 3' 4" (2.82m x 1.02m) Two piece suite in white, shower enclosure, mains fed shower, tiled splashbacks, vanity housing sink, heated towel radiator, uPVC double glazed frosted window.

Bedroom Four

16' 11" x 11' 3" (5.16m x 3.43m) Carpet flooring, loft access, uPVC double glazed window, designer radiator, TV point.

En-Suite

10' 3" x 3' 4" (3.12m x 1.02m) Two piece suite in white, shower enclosure, mains fed shower, vanity housing sink, tiled splashbacks, tiled flooring, double glazed uPVC frosted window, heated towel radiator.

Bedroom Five

13' 11" x 13' 7" (4.24m x 4.14m) Carpet flooring, designer radiator, uPVC double glazed window.

En-Suite

9' 3" x 3' 4" (2.82m x 1.02m) Two piece suite in white, shower enclosure, mains fed shower, vanity housing sink, tiled splashbacks, tiled flooring, double glazed uPVC frosted window, heated towel radiator.

Bedroom Six

17' 11" x 10' 3" (5.46m x 3.12m) Carpet flooring, designer radiator, uPVC double glazed window.

ROOM DESCRIPTIONS

En-Suite

10' 3" x 3' 4" (3.12m x 1.02m) Two piece suite in white, shower enclosure, mains fed shower, vanity housing sink, tiled splashbacks, tiled flooring, double glazed uPVC frosted window, heated towel radiator.

Bedroom Seven

13' 11" x 11' 7" (4.24m x 3.53m) Carpet flooring, designer radiator, uPVC double glazed window.

Second Floor

Bedroom One

24' 3" x 22' 10" (7.39m x 6.96m) Carpet flooring, uPVC double glazed Velux window with electric blinds x3, ceiling spotlights, designer radiator x2.

En-Suite 1

13' 9" x 6' 7" (4.19m x 2.01m) Villeroy & Bosch three piece suite in white, freestanding Slipper bath, vanity housing sink with built in lighting, tiled splashbacks, tiled flooring, Velux window, ceiling spotlights, built in TV, heated towel radiator.

En-Suite 2

10' 2" x 6' 7" (3.10m x 2.01m) Villeroy & Bosch two piece suite in white, walk in shower with multi jets and rainfall shower, vanity housing sink with built in lighting, tiled floor to ceiling, tiled flooring, heated towel radiator.

Bedroom Three

24' 3" x 10' 5" (7.39m x 3.17m) Carpet flooring, ceiling spotlights, uPVC double glazed window, loft access.

Storage Cupboard

7' 11" x 5' 0" (2.41m x 1.52m) Carpet flooring, ceiling spotlights,.

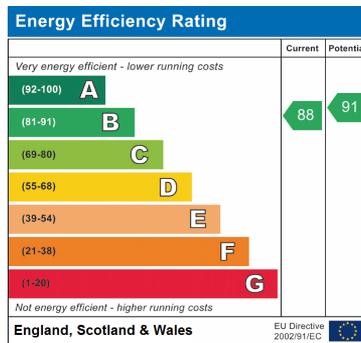
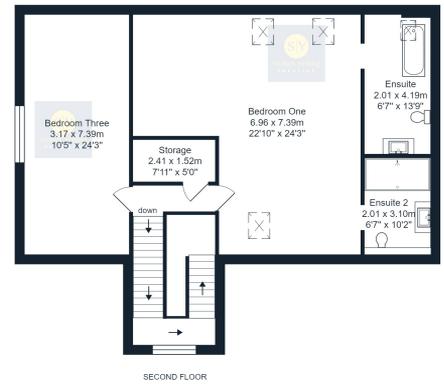
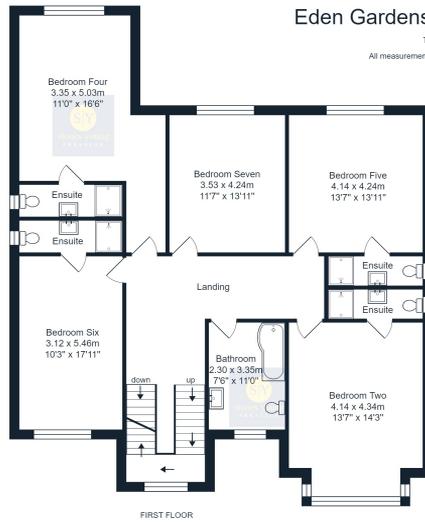
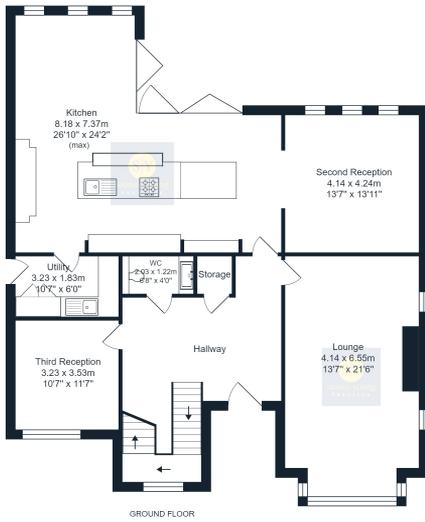




FLOORPLAN & EPC

Eden Gardens, Old Langho, Blackburn

Total Area: 370.1 m² ... 3984 ft²
All measurements are approximate and for display purposes only.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate.

