



stones young
PRESTIGE

The Drive, Old Langho, Blackburn, Lancashire BB6 8BJ

£499,950 Freehold (to be confirmed)

FOR SALE



stones young
PRESTIGE



Blackburn
740, Whalley New Road, Blackburn, BB1 9BA

01254 682 470
enquiries@stonesyoung.co.uk

PROPERTY DESCRIPTION

PRESTIGE PROPERTY* *DETACHED FAMILY HOME SET OVER AN ENVIABLE PLOT ON BROCKHALL VILLAGE

Occupying a desirable position on this gated community, this detached property offers an exceptional standard of versatile accommodation that will appeal to many. A distinctive property that boasts three reception rooms, three bedrooms, a detached double garage and extensive side and rear garden space creates an exciting and rare opportunity for those looking for a family home. Early viewing is highly advised!

Upon entering this grand property you are greeted by a vestibule and welcoming hallway with wood flooring and stairs leading to the first floor. The main lounge provides the perfect space to relax whilst admiring views of the expansive rear garden thanks to the patio doors and dual aspect windows. This flows well into the dining room which contains original features including ceiling coving and picture rail as well as a conveniently positioned electric fire. A further reception room/study is available creating an ideal space for a home office or snug. The spacious kitchen/diner benefits from a range of wall and base units in a wood finish as well as a range of integrated appliances including a 4x ring gas hob, fridge freezer, dishwasher and AGA. Just off from the kitchen is the downstairs W/C and well placed utility room with space and plumbing for a washing machine and door to the rear garden. On the first floor, leading from the landing is the impressive master bedroom with built in storage. A further double is also available and the third bedroom is a spacious single with fitted wardrobes. Completing the property internally is the family bathroom suite in white which comprises of a walk in shower, jacuzzi bath, w/c and his & hers sinks. The property is warmed through gas central heating thanks to the 4 year old combi boiler system and benefits from uPVC double glazing throughout.

Set in this highly regarded, gated community, this unique property benefits from driveway parking for 4 vehicles and a double garage with power and lighting. To the side and rear you'll discover the stunning garden providing the perfect space to entertain friends and family as well as potential to erect a separate outbuilding. Brockhall Village is positioned close to great eateries including The Black Bull, The Avenue and the local village café as well as stunning walking routes and amenities nearby. This remarkable family home is an absolute credit to its current owner and is a must see to truly appreciate how unique it is!

FEATURES

- Not On A Water Meter
- Envable Plot on Brockhall Village
- Driveway Parking & Double Garage
- Side & Rear Gardens
- Council Tax Band E
- Two Double Bedrooms
- Three Reception Rooms
- Gated Community
- Local Amenities Including Café, Salon, Nursery & Pubs



ROOM DESCRIPTIONS

Ground Floor

Vestibule

Wood flooring, cupboard housing electric meter, uPVC double glazed front door.

Hallway

Wood flooring, ceiling coving, storage, stairs to first floor, panel radiator.

Lounge / Back Room

14' 9" x 11' 8" (4.50m x 3.56m) Carpet flooring, uPVC double glazed window x2 and patio doors to rear, panel radiator.

Dining Room

13' 9" x 11' 11" (4.19m x 3.63m) Wood flooring, ceiling coving, electric fire, uPVC double glazed window, panel radiator, TV point, phone point.

Study

5' 11" x 7' 5" (1.80m x 2.26m) Carpet flooring, ceiling coving, uPVC double glazed window, panel radiator.

Kitchen / Diner

22' 10" x 11' 11" (6.96m x 3.63m) Range of fitted wall and base units and contrasting work surfaces, ceramic sink, tiled splashbacks, 4x ring gas hob, extractor fan, electric oven, integral fridge freezer and dishwasher, AGA, space for dining table, uPVC double glazed window and French doors to rear.

Utility

Tiled flooring, plumbed for washing machine, tiled splashbacks, wall mounted boiler, door to rear, panel radiator.

W/C

Tiled flooring, two piece suite in white with storage, uPVC double glazed frosted window.

First Floor

Landing

Carpet flooring.

Master Bedroom

15' 1" x 15' 7" (4.60m x 4.75m) Carpet flooring, built in storage, ceiling spotlights, under eaves storage, uPVC double glazed window, panel radiator, TV point.

Bedroom Two

16' 9" x 10' 1" (5.11m x 3.07m) Carpet flooring, fitted wardrobes, uPVC double glazed window x2, panel radiator, TV point.

Bedroom Three

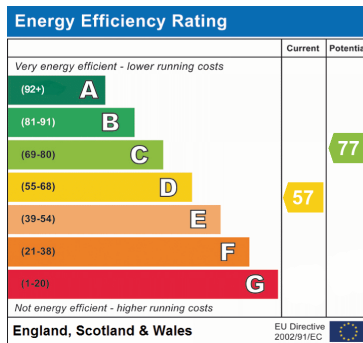
13' 7" x 7' 10" (4.14m x 2.39m) Carpet flooring, fitted wardrobes, uPVC double glazed window, panel radiator, TV point.

Bathroom

10' 8" x 10' 11" (3.25m x 3.33m) Tiled flooring, suite in white comprising of his & hers sinks, jacuzzi bath, w/c, bidet, walk in shower, tiled splashbacks, heated towel radiator, uPVC double glazed frosted window.



FLOORPLAN & EPC



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.