

Hudson Close, Blackburn, Lancashire. BB2 7DQ

£250,000 Freehold

FOR SALE



stones young
sales & lettings

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

01254 682 470
enquiries@stonesyoung.co.uk

PROPERTY DESCRIPTION

SUBLIME DETACHED DORMER BUNGALOW IN LAMMACK WITH EXCEPTIONAL GARDENS AND A SUMMER HOUSE! Set in this enviable location this property really does have all the elements required for modern family living including two reception rooms and three bedrooms! Early viewing is highly advised!

Upon entering this simply beautiful property you are greeted with a bright and welcoming hallway with stairs leading to the first floor with under stair storage space. The wonderful 20ft lounge provides a serene space to relax and benefits from patio doors leading out into the divine rear garden. The property benefits from a garage conversion which has created a delightful second reception room with dual aspect windows filling the room with natural light. The fitted kitchen provides ample storage in the form of many base and eye level units with contrasting work surfaces and Karndean flooring which compliment the space perfectly. Integral appliances include a Neff electric oven, dishwasher, microwave and fridge freezer! The useful utility room completes the property on the ground floor. On the first floor, leading from the landing which provides access to the insulated loft, is the master bedroom which boasts fitted wardrobes ensuring the space is utilised perfectly. A fully tiled two piece en-suite accompanies the master. The second bedroom also benefits from fitted wardrobes and also features additional eaves storage. The third bedroom is also a single bedroom and is located across the landing from the three piece family bathroom with separate wc.

This stunning, double fronted property is set on an enviable plot with driveway parking for several cars and an endearing front garden which is a credit to its current owners. At the rear you will discover a remarkable gravelled garden with various patio areas and a fabulous Summer house, workshop both with power and lighting and a decked area perfect for entertaining! This is surrounded by pretty shrubs and fencing which ensure privacy to the home. Lammack enjoys a admirable community with wonderful walks and amenities close by as well as highly regarded schools. Early viewing is essential for this splendid family home.

FEATURES

- Beautifully presented dormer bungalow
- Enviable plot
- Two reception rooms
- Utility room
- En-suite to master bedroom
- Driveway parking
- Stunning front and rear gardens
- Fantastic Summer house!
- Council Tax Band D, On a water meter
- Freehold tenure
- Three bedrooms



ROOM DESCRIPTIONS

Ground floor

Hallway

Composite front door, stairs to first floor, storage cupboard, panel radiator.

Lounge

20' 01" x 14' 00" (6.12m x 4.27m)

Carpet flooring, ceiling coving, patio doors to rear garden, double glazed upvc window, x2 panel radiators, TV point, phone point.

Second reception room

17' 01" x 8' 10" (5.21m x 2.69m)

Laminate flooring, ceiling coving, x2 double glazed upvc windows, panel radiator, TV point.

Kitchen

13' 10" x 6' 06" (4.22m x 1.98m)

Range of fitted wall and base units with contrasting work surfaces, Karndean flooring, sink and drainer, tiled splash backs, Neff electric oven, extractor fan, oven, integral dishwasher, fridge and freezer, space for breakfast bar stools, double glazed upvc window, panel radiator.

Utility Room

8' 10" x 2' 10" (2.69m x 0.86m)

Tiled flooring, plumbed for washing machine, space for tumble dryer, brand new wall mounted boiler.

First floor

Landing

Carpet flooring, loft access, storage cupboard.

Bedroom one

13' 04" x 10' 05" (4.06m x 3.17m)

Double bedroom with carpet flooring, fitted wardrobes, double glazed upvc window, panel radiator.

En suite

6' 05" x 4' 02" (1.96m x 1.27m)

Tiled flooring, two piece in white, under eaves storage, tiled floor to ceiling.

Bedroom two

13' 01" x 8' 11" (3.99m x 2.72m)

Double bedroom with carpet flooring, fitted wardrobes under the eaves storage at the back of the wardrobe, double glazed upvc window, panel radiator.

Bedroom three

7' 09" x 9' 06" (2.36m x 2.90m)

Single bedroom with laminate flooring, double glazed upvc window, panel radiator.

Bathroom

10' 01" x 5' 03" (3.07m x 1.60m)

Tiled flooring, bath with shower over bath plus separate large walk in shower and sink in white, tiled floor to ceiling, ceiling spot lights, x2 double glazed upvc windows, panel radiator.

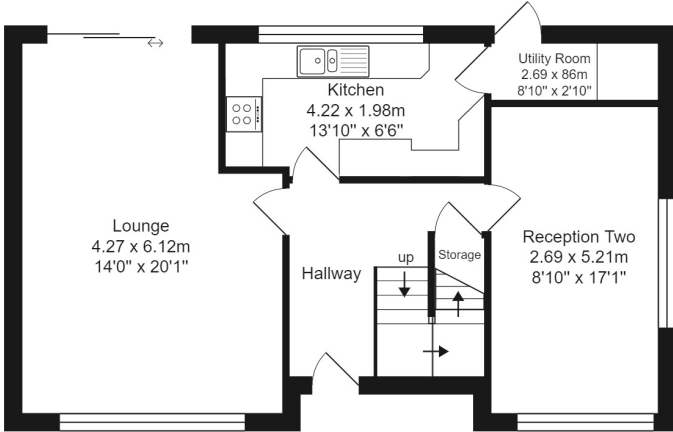
WC

3' 08" x 3' 03" (1.12m x 0.99m)

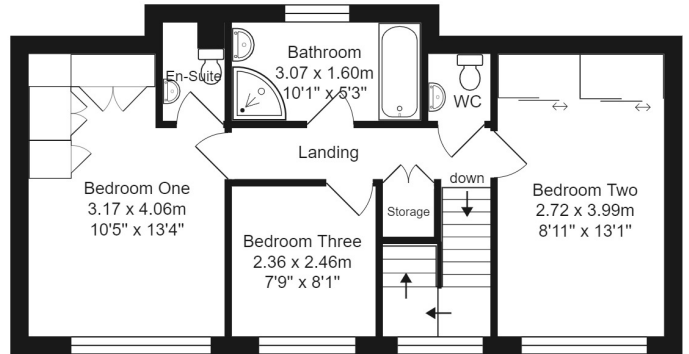
Tiled flooring, wc and sink and in white, tiled floor to ceiling.



FLOORPLAN & EPC



GROUND FLOOR



FIRST FLOOR

Hudson Close, Blackburn

Total Area: 111.3 m² ... 1198 ft²

All measurements are approximate and for display purposes only.

