

Bushburn Drive, Langho, Blackburn, Lancashire. BB6 8EZ

£325,000 Freehold

FOR SALE



stones young
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PROPERTY DESCRIPTION

WONDERFUL FOUR BEDROOM PROPERTY SET IN THE HEART OF THE RIBBLE VALLEY Superbly positioned nestled away on Bushburn Drive stands this immaculately presented semi detached home, offering an exceptional standard of accommodation throughout. This stunning property has been further enhanced by the current vendor, with a beautiful, fitted kitchen and stylish decor throughout.

Step into the warmth and sophistication of this inviting four-bedroom property, a haven of modern comfort and thoughtful design. As you venture into the inviting lounge, a focal point emerges in the form of a charming log burner. The room radiates coziness, inviting you to unwind and create lasting memories in the flickering glow of the fire. The large bi folding doors has views of the surrounding landscape, bringing the outside in and enhancing the sense of tranquillity. The heart of this residence is a spacious kitchen diner, where culinary delights unfold against a backdrop of contemporary elegance. The kitchen seamlessly merges with a practical utility room, offering efficiency without compromising style. Convenience meets luxury with a ground floor WC, ensuring seamless functionality for daily living. The conservatory is an extension of the kitchen diner. Ascending the staircase, you'll discover four well-appointed bedrooms, each a private retreat with ample space and natural light. The master bedroom, in particular, offers a sanctuary of comfort with its en-suite bathroom, creating a space for relaxation and rejuvenation. Along with a three piece family bathroom suite in white.

Set in the very sought after location of Langho, this property is within close proximity to great schools, amenities and transport links. This appealing property boasts a beautifully maintained, laid to lawn garden to the front, side and rear of the property along with paved areas creating the perfect area for spending time outdoors. A single garage with power and lighting is also present together with driveway parking. Due to the tucked away position and location and accommodation on offer, this property is expected to be popular and so early viewing is highly advised.

FEATURES

- Four Bedrooms
- Kitchen Diner
- Two Reception Rooms Plus Conservatory
- En Suite To Master Bedroom
- Tucked Away Cul-De-Sac Position
- Large Driveway to allow Parking for Several Vehicles
- Not On A Water Meter
- Gorgeous Family Home



ROOM DESCRIPTIONS

Ground Floor

Hallway

Tiled flooring, stairs to first floor, composite front door, ceiling spot lights, under stairs storage, panel radiator, telephone point.

Lounge

13' 10" x 10' 08" (4.22m x 3.25m)

Laminate flooring, French doors leading to patio area, double glazed upvc window, panel radiator.

Second Reception Room

13' 02" x 10' 08" (4.01m x 3.25m)

Laminate flooring, bi folding doors, log burner, designer radiator.

Kitchen/Diner

22' 02" x 10' 03" (6.76m x 3.12m)

Tiled flooring, range of fitted wall and base unit with contrasting work surfaces, stainless steel sink and drainer, tiled splash backs, integral dishwasher, x4 ring gas hob, extractor fan, double electric oven, under counter lights, ceiling spot lights, breakfast bar along with space for separate dining table, composite door, double glazed upvc window, panel radiator.

Utility Room

05' 02" x 03' 11" (1.57m x 1.19m)

Tiled flooring, fitted wall and base units with contrasting work surfaces, plumbed for washing machine, space for tumble dryer, wall mounted combi boiler, double glazed upvc window.

WC

Tiled flooring, two piece in white with storage, tiled splash backs, frosted double glazed upvc window.

Conservatory

10' 01" x 07' 01" (3.07m x 2.16m)

Tiled flooring double glazed upvc throughout.

First Floor

Landing

Carpet flooring, x2 loft access one if fully boarded one is partially boarded.

Bedroom One

13' 03" x 10' 08" (4.04m x 3.25m)

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

En Suite

10' 02" x 07' 05" (3.10m x 2.26m)

Laminate flooring, four piece in white with Jacuzzi shower, vanity unit, tiled splash backs, ceiling spot lights, heated towel radiator, double glazed upvc window.

Bedroom Two

13' 02" x 10' 01" (4.01m x 3.07m)

Laminate flooring, fitted wardrobes, double glazed upvc window, panel radiator.

Bedroom Three

10' 04" x 09' 11" (3.15m x 3.02m)

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

Bedroom Four

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

Bathroom

06' 05" x 05' 05" (1.96m x 1.65m)

Tiled flooring, three piece in white with electric shower over bath, tiled splash backs, ceiling spot lights, heated towel radiator, frosted double glazed upvc window.



FLOORPLAN



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.