

Ramsgreave Drive, Blackburn, Lancashire. BB1 8NB

Offers Over £325,000 Freehold

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## PROPERTY DESCRIPTION

**\*BEAUTIFULLY PRESENTED, FIVE BEDROOM FAMILY HOME ON RAMSGREAVE DRIVE!\*** Welcome to this magnificent five-bedroom family home, perfectly positioned on Ramsgreave Drive. This stunning residence spans three floors, offering a wealth of space and comfort for a growing family. Early viewing is essential.

Upon entering the property, you are greeted by an entrance vestibule that leads into a welcoming hallway, setting the tone for the elegance that awaits. The first floor boasts two spacious reception rooms, ideal for entertaining guests or creating cosy family spaces. The heart of the home is found in the recently installed, well-appointed kitchen diner, complete with integral appliances, providing the perfect setting for culinary delights and family gatherings.

Ascend to the first floor, where three generously sized bedrooms await, each offering a tranquil retreat for rest and relaxation. The three-piece bathroom suite and a separate WC on this floor ensure convenience and comfort for the whole family.

Venture to the second floor, where two additional bedrooms and a family bathroom are seamlessly integrated into the layout. This thoughtful design allows for privacy and flexibility, catering to the diverse needs of a modern family.

The exterior of the property is equally impressive, featuring an extensive driveway proving off road parking – a rare and valuable asset. To the rear, a generous garden with a lush lawn provides the perfect outdoor haven for both children and adults alike.

Situated in a sought-after location on Ramsgreave Drive, this residence is close to a wide array of shops, excellent schools, and a variety of amenities and ensures every convenience is within easy reach, enhancing the overall appeal of this remarkable property.

Don't miss the opportunity to make this house your home, where comfort, style, and functionality converge to create a living space perfect for those looking to reside in this wonderful location.

## FEATURES

- Five Bedroom, Semi Detached Family Home
- Set Across Three Floors
- Wonderful Standard of Accommodation Throughout
- Tastefully Decorated
- Extensive Driveway
- Garage With Power & Lighting
- Generous Rear Garden
- Situated Close To Excellent Schools & Amenities
- Freehold ; On a Water Meter
- Council Tax Band D



## ROOM DESCRIPTIONS

### Ground Floor

#### Vestibule

uPVC double glazed door, tiled flooring, wooden internal door.

#### Hallway

Laminate flooring, storage cupboard, stairs to first floor with spindle balustrade, panel radiator.

#### Lounge

Carpet flooring, space for electric stove in feature fireplace, ceiling coving, panel radiator, TV point, uPVC double glazed bay window.

#### Second Reception

Carpet flooring, gas fire with marble hearth and surround, ceiling coving, panel radiator, TV point, uPVC French doors and bay window.

#### Kitchen

Range of fitted wall and base units with contrasting work surfaces, stainless steel sink and drainer, tiled splash back, integral fridge freezer, space for range cooker, plumbed for washing machine, extractor fan, ceiling spotlights, under stair pantry, space for dining table, uPVC double glazed window x 2 plus door.

### First Floor

#### Landing

Carpet flooring, stairs to second floor, frosted uPVC double glazed window.

#### Master Bedroom

Carpet flooring, ceiling coving, panel radiator, uPVC double glazed window.

#### Bedroom Two

Carpet flooring, ceiling coving, panel radiator, uPVC double glazed window.

#### Bedroom Five

Carpet flooring, ceiling coving, panel radiator.

#### Bathroom

Three piece in white with mains fed shower, tiled floor to ceiling, tiled flooring, panel ceiling, storage housing boiler, uPVC double glazed frosted window.

#### W/C

Two piece in white, tiled floor to ceiling, tiled flooring, panel ceiling, uPVC double glazed window.

### Second Floor

#### Landing

Carpet flooring, storage cupboard.

#### Bedroom Four

Carpet flooring, ceiling coving, panel radiator, Velux window.

#### Bedroom Three

Carpet flooring, panel radiator, uPVC double glazed window.

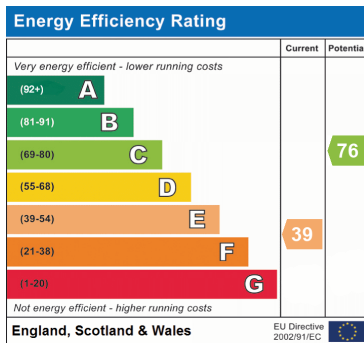
#### Bathroom

Three piece in white with shower enclosure housing mains fed shower, tiled flooring, tiled floor to ceiling, panel ceiling, heated towel radiator, frosted uPVC double glazed 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.