



stones young
PRESTIGE

Masefield Close, Old Langho, Blackburn, Lancashire BB6 8HS

£525,000 Leasehold

FOR SALE



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PRESTIGE

Blackburn
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PROPERTY DESCRIPTION

PRESTIGE PROPERTY* *INCREDIBLE FIVE BEDROOM FAMILY HOME IN DESIRABLE BROCKHALL VILLAGE LOCATION! Situated on an enviable plot on this gated community, stands this well appointed home. Perfect for family living and entertaining, this outstanding, versatile property includes well maintained gardens, a double garage and driveway parking for up to five vehicles!

Entering this opulent property you are greeted by a large, welcoming hallway with stairs leading to the first floor. Overlooking the front of the property is the second reception room which provides the ideal space for a dining table or cosy lounge space. To the rear is the main lounge which is filled with natural light thanks to the window and separate patio doors to the garden, the room also features a gas fire in a marble hearth and wood surround which completes the room splendidly and allows for a space perfect for the family to relax. The spacious kitchen features a range of wall and base units in a wood effect finish as well as integrated appliances including a 4x ring induction hob, double oven, fridge and dishwasher. The kitchen also features a centrally located breakfast bar and a conveniently located utility room with space and plumbing for a washing machine and tumble dryer. Admiring views of the rear garden is the idyllic conservatory space and completing the ground floor is the well positioned w/c as well as the impressive 17ft double garage with integral access.

On the first floor, leading from the landing is the impressive master suite featuring fitted wardrobes and a luxurious en-suite recently renovated in November 2022, with tiling from floor to ceiling. Four further double bedrooms also feature and are all light filled and spacious with neutral décor, the third and fourth in size benefit from a Jack & Jill en-suite in white. Completing the property internally is the family bathroom with a mains fed shower enclosure and vanity unit. The property is warmed through gas central heating, with the newly fitted boiler in December 2022, and benefits from uPVC double glazing throughout.

Set in this highly regarded, gated community, this incredible property benefits from an extensive driveway, a double garage with power and lighting. To the rear you'll discover the idyllic garden boasting a patio seating area perfect for entertaining guests with a remote controlled awning, as well as central laid to lawn grass. Brockhall Village is positioned close to great eateries including The Black Bull, as well as stunning walking routes and amenities nearby. The home is an absolute credit to its current owners and is a must see to truly appreciate the standard of accommodation on offer!

FEATURES

- Double Garage
- Driveway Parking
- Five Double Bedrooms
- Two Reception Rooms Plus Conservatory
- Leasehold Tenure
- Perfect Family Home
- Sought After Brockhall Village Location
- Council Tax Band F
- On A Water Meter





ROOM DESCRIPTIONS

Ground Floor

Hallway

Laminate flooring, ceiling coving, stairs to first floor, door to garage, panel radiator.

Lounge

16' 7" x 14' 9" (5.05m x 4.50m) Carpet flooring, ceiling coving, gas fire with marble hearth and wood surround, uPVC double glazed window and patio doors, panel radiator, TV point.

Second Reception Room

11' 0" x 10' 6" (3.35m x 3.20m) Carpet flooring, ceiling coving, panel radiator, TV point.

Kitchen

19' 2" x 10' 11" (5.84m x 3.33m) Range of fitted wall and base units and contrasting wood effect work surfaces, LVT flooring, 4x ring induction hob, extractor fan, integral double oven, fridge and dishwasher, breakfast bar, uPVC double glazed window, panel radiator.

Utility

7' 1" x 5' 3" (2.16m x 1.60m) LVT flooring, fitted wall and base units with contrasting work surfaces, plumbed for washing machine and tumble dryer, stainless steel sink and drainer, door to rear garden, panel radiator.

W/C

6' 7" x 3' 3" (2.01m x 0.99m) Laminate flooring, two piece suite in white, tiled splashbacks, alarm system, panel radiator, uPVC double glazed frosted window.

Conservatory

In uPVC double glazing, Amtico flooring, panel radiator.

Double Garage

17' 0" x 16' 10" (5.18m x 5.13m) Power and lighting.

First Floor

Landing

Carpet flooring, ceiling coving, storage cupboard, loft access, panel radiator.

Master Bedroom

13' 4" x 11' 8" (4.06m x 3.56m) Carpet flooring, fitted wardrobes, uPVC double glazed window x2, panel radiator, TV point.

En-Suite

6' 7" x 6' 4" (2.01m x 1.93m) Renovated in November 2022, laminate flooring, three piece suite in white, tiled floor to ceiling, vanity unit, ceiling spotlights, heated towel radiator, uPVC double glazed frosted window.

Bedroom Two

14' 6" x 9' 9" (4.42m x 2.97m) Carpet flooring, sink and vanity unit, fitted wardrobes, panel radiator, TV point.

Bedroom Three

11' 8" x 11' 8" (3.56m x 3.56m) Carpet flooring, fitted furnishings, sink and vanity unit, uPVC double glazed window, panel radiator, TV point.

Jack & Jill Bathroom

8' 0" x 5' 5" (2.44m x 1.65m) Carpet flooring, two piece suite in white, tiled splashbacks, panel radiator, uPVC double glazed frosted window.

Bedroom Four

11' 8" x 10' 6" (3.56m x 3.20m) Laminate flooring, uPVC double glazed window, panel radiator.

Bedroom Five

9' 9" x 7' 9" (2.97m x 2.36m) Carpet flooring, fitted wardrobes, uPVC double glazed window, panel radiator, TV point.

ROOM DESCRIPTIONS

Bathroom

7' 3" x 5' 7" (2.21m x 1.70m) Renovated in November 2022, laminate flooring, two piece suite in white, mains fed shower enclosure, vanity unit, ceiling spotlights, panel radiator, uPVC double glazed frosted window.



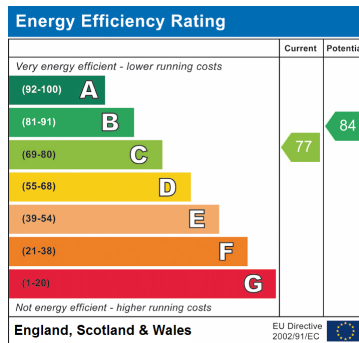
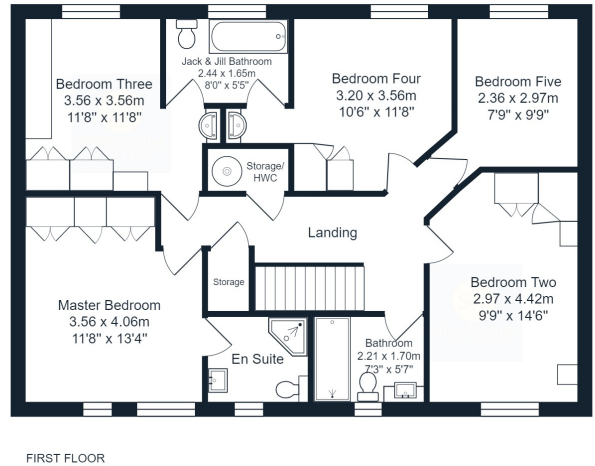
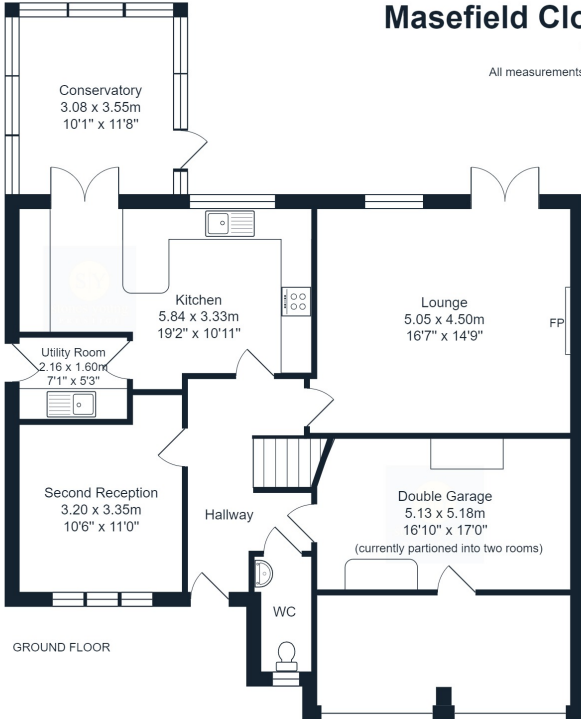


FLOORPLAN & EPC

Masefield Close, Old Langho, Blackburn

Total Area: 195.3 m² ... 2102 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.

