

Woodfold Close, Mellor Brook, Blackburn, Lancashire. BB2 7NZ

£415,000 Freehold

FOR SALE



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## PROPERTY DESCRIPTION

**\*DELIGHTFUL TRUE BUNGALOW IN ENVIABLE MELLOR BROOK LOCATION\*** Occupying a sizeable plot on Woodfold Close stands this impressive, three bedroom property featuring beautiful interior design. Stunning gardens, driveway parking and an integral garage ensure this to be an incredible family home which must be viewed early to appreciate the exciting opportunity on offer.

Upon entering this wonderful home you are greeted with an entrance vestibule with an internal door leading in to the garage to the left. The hallway leads in to the impressive 20ft lounge which is tastefully decorated and offers an elegant space to relax in front of the log burning stove. The second reception room is the ideal space for dining and flows seamlessly in to the light filled conservatory, which enjoys spectacular views over the garden. Stepping in to the modern kitchen, there is ample storage space in the form of base and eye level units with integral appliances, and contrasting counter tops. A fabulous Breakfast Bar is a great addition as a further dining option. The master bedroom provides a luxurious space with room for wardrobes and lovely garden views. Bedroom two is a sumptuous space which features French doors, opening the space up on to the splendid, flagged patio. The property boasts a further bedroom, separate two piece WC and a contemporary three piece family bathroom suite, with luxurious tiling and modern fixtures and fittings.

Woodfold Close is a desirable position in the delightful location of Mellor Brook. There is a wide array of amenities within walking distance, including highly regarded restaurants including the Feildens Arms and The Millstone, which are favorites with the locals. The property benefits from driveway parking and an integral garage, with an electric door. A beautifully maintained garden front garden ensures excellent curb appeal! To the rear you'll discover a generous laid to lawn garden, surrounded by mature shrubs and hedges, providing privacy to the home and outdoor space. A delightful flagged patio elevates this garden further and offers a fabulous area for Al-fresco dining. Early viewing is simply essential for this admirable home.

## FEATURES

- Detached Bungalow In Envidable Location of Mellor Brook
- Sizeable Plot
- Impressive 20ft Lounge
- Three Tastefully Decorated Bedrooms
- French Doors From Master Bedroom Leading To Patio
- Conservatory Overlooking The Beautiful Garden
- Driveway Parking
- Integral Garage with Power and Lighting
- Outstanding Gardens
- Freehold; Council Tax Band E



## ROOM DESCRIPTIONS

### Ground Floor

#### Vestibule

Tiled flooring, double glazed uPVC front door leading in to garage and log store.

#### Hallway

Carpet flooring, ceiling coving, storage cupboard housing boiler, panel radiator.

#### Lounge

20' 09" x 13' 09" (6.32m x 4.19m) Carpet flooring, log burner with sandstones hearth and surround, panel radiator, TV point, uPVC double glazed window x 3.

#### Dining Room

Carpet flooring, French doors leading in to conservatory, panel radiator.

#### Kitchen

10' 11" x 9' 09" (3.33m x 2.97m) Range of fitted wall and base units with contrasting work surfaces, tiled flooring, stainless steel sink and drainer, x4 ring electric hob, extractor fan, electric oven, ceiling spotlights, integral dishwasher, washing machine, fridge freezer, space for microwave, breakfast bar, panel radiator, uPVC double glazed window and door to the side.

#### WC

4' 06" x 2' 11" (1.37m x 0.89m) Karndean flooring, two piece in white, frosted uPVC double glazed window.

#### Conservatory

10' 07" x 8' 11" (3.23m x 2.72m) In uPVC double glazing, carpet flooring.

#### Master Bedroom

13' 11" x 12' 11" (4.24m x 3.94m) Carpet flooring, panel radiator, uPVC double glazed window.

#### Bedroom Two

12' 03" x 9' 10" (3.73m x 3.00m) Carpet flooring, panel radiator, patio doors leading to rear.

#### Bedroom Three

8' 09" x 7' 11" (2.67m x 2.41m) Carpet flooring, panel radiator, uPVC double glazed window.

#### Bathroom

07' 01" x 6' 01" (2.16m x 1.85m) Karndean flooring, three piece in white with mains fed shower over the bath, ceiling spotlights, heated towel radiator, frosted uPVC double glazed window.

#### Shower

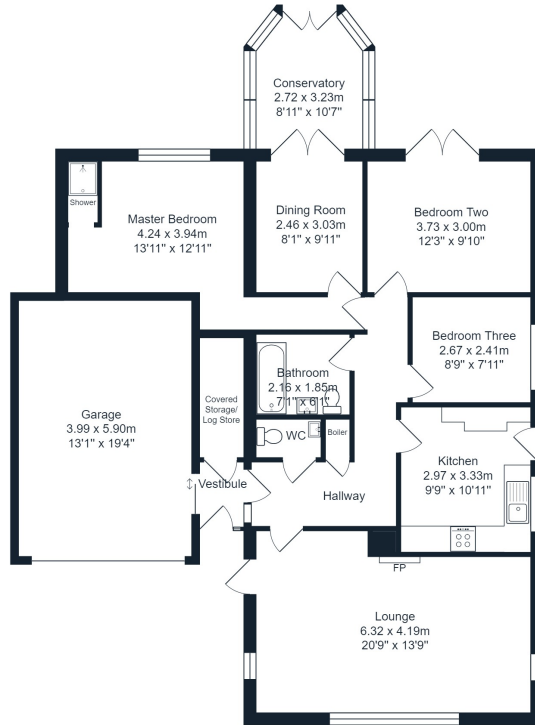
Tiled flooring, shower enclosure, electric heater.







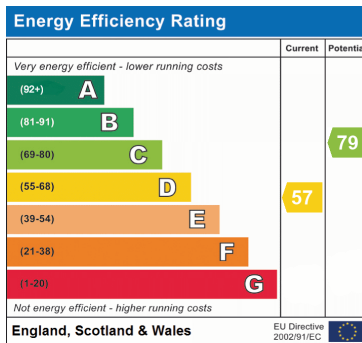
# FLOORPLAN & EPC



## Woodfold Close, Mellor Brook

Total Area: 134.9 m<sup>2</sup> ... 1453 R<sup>2</sup>

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.

