

111 Branch Road, Mellor Brook, Blackburn, Lancashire. BB2
7NY

£450,000 Freehold

FOR SALE



stones young
sales & lettings

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

01254 682 470
enquiries@stonesyoung.co.uk

PROPERTY DESCRIPTION

AN IMPRESSIVE, SLEEK AND CONTEMPORARY THREE BEDROOM DETACHED FAMILY HOME This property is a breathtaking detached family home that flows internally with an abundance of natural light perfectly paired with sleek and contemporary interior style to create a showcase in chic modern living. The property commands an enviable position on the highly desirable Branch Road with easy access to motorway links and a stones throw away from the Village of Mellor. This truly spectacular home is perfectly suited for a growing family looking for sophisticated open plan living with a touch of decadent style and neutral tones.

This exquisite property exudes curb appeal and briefly comprises a large entrance hallway featuring laminate flooring and plenty of space for storage. Entering in to the lounge you'll find a neutrally decorated, light filled space to relax thanks to the large bay window and central electric fire in a marble surround. To the rear of the property you'll find the contemporary kitchen/ diner, with tiled flooring and various integrated appliances including a double oven, microwave, fridge freezer, dishwasher and induction hob. The dining area provides the perfect space for entertaining guests and enjoys views of the rear garden and further a field thanks to the uPVC double glazed bi-fold doors. The kitchen also benefits from a conveniently located utility room with space and plumbing for a washing machine and tumble dryer. The hallway also provides access to the three well sized double bedrooms which all benefit from fitted wardrobes, allowing for the floor space to be utilised perfectly. The master bedroom also hosts a three piece en suite with a shower over bath and vanity unit housing sink. Completing the property internally is the modern family bathroom with panelled splashbacks surrounding the walk in shower enclosure. The property is warmed through gas central heating and benefits from uPVC double glazing throughout.

Mellor is an enviable location with a wonderful, close knit community. The village enjoys highly regarded restaurants including the Feildens Arms, Millstone and The Spread Eagle, who hold regular quiz nights. The village hall also hold regular events and Zumba classes, bringing the neighbourhood together. This superb property benefits from vast driveway parking for up to six vehicles to the front. To the rear you will find a private garden thanks to the mature shrubs surrounding, with a laid to lawn grass area and raised patio seating area perfect for al fresco dining and entertaining family and friends. Early viewing is highly advised for this immaculate home.

FEATURES

- Three Double Bedrooms
- En Suite To Master Bedroom
- Large Driveway to allow Parking for Several Vehicles
- Open Plan Living
- Immaculately Presented Throughout
- Freehold Tenure
- Phenomenal Detached Property
- Beautiful Landscaped Garden



ROOM DESCRIPTIONS

Ground Floor

Hallway

Laminate flooring, storage cupboard, ceiling spot lights, ceiling coving, panel radiator.

Lounge

18' 07" x 12' 07" (5.66m x 3.84m)

Carpet flooring, electric fire with marble surround, ceiling coving, ceiling spot lights, x2 panel radiators, TV point, large double glazed bay window.

Kitchen

22' 01" x 21' 04" (6.73m x 6.50m)

Range of fitted wall and base units with contrasting work surfaces with matching splash backs, sink and drainer, integral double oven/microwave, fridge freezer, dish washer, drinks cooler, extractor fan, induction hob, tiled flooring, ceiling spot lights, x3 double glazed upvc windows and Bi folding doors, panel radiator, TV point.

Utility Room

9' 07" x 8' 09" (2.92m x 2.67m)

Tiled flooring, sink and drainer, plumbed for washing machine, space for fridge freezer and under counter freezer.

Bedroom One

13' 03" x 12' 00" (4.04m x 3.66m)

Double bedroom with carpet flooring, fitted wardrobes and dressing table, ceiling coving, panel radiator, double glazed upvc window.

En Suite

9' 06" x 7' 10" (2.90m x 2.39m)

Three piece in white shower mixer on bath, vanity unit housing sink, tiled floor to ceiling, ceiling spot lights, wall mounted tall boy, double glazed upvc window, panel radiator.

Bedroom Two

12' 00" x 11' 11" (3.66m x 3.63m)

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

Bedroom Three

12' 00" x 11' 04" (3.66m x 3.45m)

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

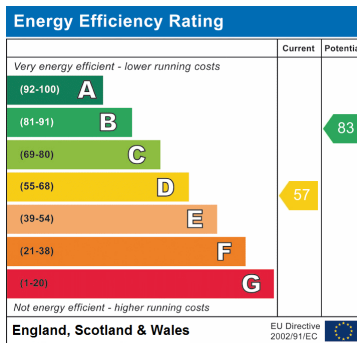
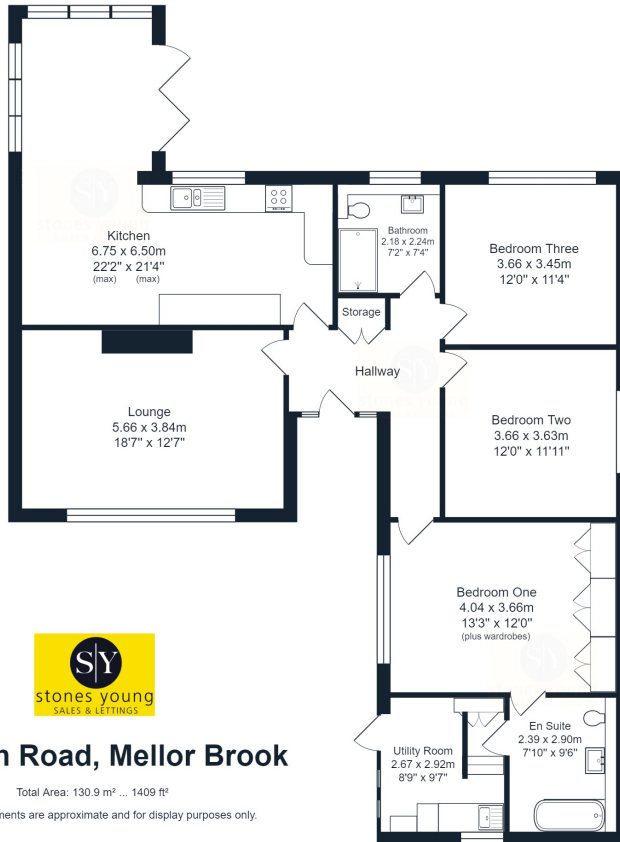
Bathroom

7' 04" x 7' 02" (2.24m x 2.18m)

Two piece in white with vanity unit housing sink, walk in shower enclosure with mains fed shower, splash backs, laminate flooring, ceiling coving, panel radiator, double glazed upvc 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.