

£725,000
Freehold



JON SIMON
ESTATE AGENTS

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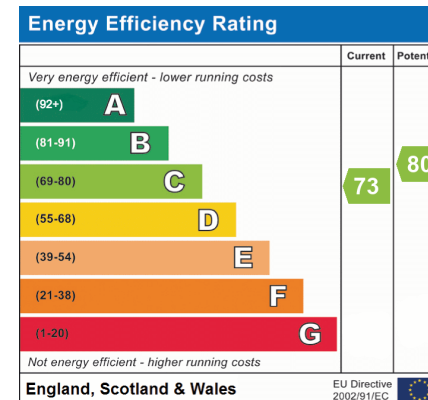


Features

- STUNNING FIVE/SIX BEDROOM DETACHED FAMILY HOME
- DOUBLE GARAGE WITH ELECTRIC DOORS & BLOCK PAVED DRIVEWAY
- TWO EN-SUITES & LARGE FAMILY BATHROOM
- ENTRANCE HALLWAY & GUEST WC
- SUPERB OPEN PLAN KITCHEN, DINING ROOM & SITTING ROOM
- EXTENDED TO THE REAR
- SPACIOUS LOUNGE WITH FEATURE LOG BURNER
- BRIGHT & AIRY ACCOMMODATION
- QUIET & PRIVATE CUL-DE-SAC LOCATION
- LOCATED ON BROCKHALL VILLAGE
- BI-FOLDING DOORS
- VIEWING HIGHLY RECOMMENDED AND STRICTLY BY APPOINTMENT VIA OUR RAMSBOTTOM OFFICE

Summary of Property

**** PRESTIGIOUS FIVE/SIX BEDROOM DETACHED FAMILY HOME IN THE HEART OF BROCKHALL VILLAGE ** MUST SEE!! **** An exceptional and beautifully presented five/six bedroom detached family residence, occupying a generous plot within a quiet private cul-de-sac on the highly sought-after and prestigious gated development of Brockhall Village, in the heart of the Ribble Valley. Offering approximately 2,500 sq. ft. of versatile and beautifully appointed accommodation, this outstanding family home has been thoughtfully designed for modern family living and entertaining. The property boasts a superb open-plan living space, multiple reception rooms, five generous bedrooms with the potential for a sixth, luxurious en-suite facilities, well-maintained gardens, a double garage and an extensive driveway providing parking for several vehicles. Upon entering the property, you are welcomed by a spacious and inviting entrance hallway, with a staircase rising to the first-floor accommodation. Positioned to the front of the property is a versatile second reception room, currently offering an ideal space for use as a home office, snug, playroom or potential sixth bedroom. To the rear of the property lies the true heart of this impressive home: a stunning Schüller open-plan kitchen, lounge and dining area, designed with both everyday family life and entertaining in mind. The main lounge is a particularly welcoming space, centred around an attractive feature brick fireplace housing a multi-fuel stove. Natural light floods the room, complemented by internal double doors connecting the space to the hallway. The contemporary fitted kitchen offers an excellent range of high-quality wall and base units, together with a central breakfast bar providing additional seating and preparation space. Integrated appliances include a five-ring induction hob, two electric ovens and a dishwasher. Bi-folding doors open directly onto the rear garden, seamlessly blending indoor and outdoor living and creating the perfect setting for entertaining during the warmer months. Leading from the kitchen is a spacious dining area, providing ample room for family meals and social occasions. A conveniently positioned utility room offers space and plumbing for both a washing machine and tumble dryer. Completing the ground floor accommodation is a useful downstairs WC and cloakroom. To the first floor, the spacious landing provides access to the impressive principal bedroom suite, offering a luxurious and relaxing retreat complete with a beautifully appointed en-suite bathroom featuring floor-to-ceiling tiling. There are four further generously proportioned double bedrooms, with bedroom two also benefiting from its own en-suite shower room. The remaining bedrooms are served by a stylish family bathroom, completing the internal accommodation. The property is warmed



Local Authority

Ribble Valley

Band G

Tax Band Amount: £3956.78

Room Descriptions

Ground Floor

Entrance Hallway

Porcelain tiled flooring, carpeted spindle staircase to the first floor, ceiling coving, telephone point, panel radiator.

Guest WC

A modern two piece suite in white comprising of a wc and wash basin, half porcelain tiled walls, upvc double glazed frosted window.

Lounge

Carpet flooring, multi fuel stove, brick fire surround, tiled hearth, ceiling coving, French doors to hallway, television point, panel radiator x 2.

Stunning Open Plan Kitchen, Dining Room & Sitting Room

With a range of Schuller fitted wall and base units with contrasting quartz worksurfaces, 1 1/2 stainless steel sink with Quooker hot water tap, integral Siemens electric oven, electric oven/microwave, warming drawer, induction hob, remote control extractor fan, fridge, freezer, and dishwasher. Bi-fold doors into rear garden, Karndene flooring, 3 velux roof windows, 3 x upvc double glazed windows, ceiling spots, TV point x 2 and panel radiator x 5.

Utility Room

A range of modern wall and base units, contrasting work surfaces, stainless steel sink, plumbed for washing machine, upvc door to side driveway, ceiling spots, Karndean flooring, panel radiator.

Office / Bedroom Six

Carpet flooring, ceiling coving, fitted storage cupboard, telephone point, panel radiator, 2 x upvc double glazed window.

First Floor

Landing

Carpet flooring, storage cupboard, panel radiator.

Bedroom One

Carpet flooring, a range of fitted bedroom furniture, ceiling coving, door to the en-suite, television point, telephone point, panel radiator, upvc double glazed window.

En-Suite Bathroom

A four piece bathroom suite in white comprising of bath, wc, wash basin, shower cubicle, half porcelain tiled walls, tiled flooring, chrome heated towel rail, under floor heating, ceiling spot lights.

Bedroom Two

Carpet flooring, ceiling coving, door to the en-suite, fitted venetian blinds, television point, panel radiator, upvc double glazed window.

En-Suite Shower Room

Tiled flooring, two piece in white with shower enclosure with mains fed shower, tiled splash back, towel radiator, upvc double glazed window, ceiling spotlights.

Bedroom Three

Carpet flooring, ceiling coving, fitted venetian blinds, television point, panel radiator, upvc double glazed window.

Bedroom Four

Carpet flooring, ceiling coving, television point, panel radiator, upvc double glazed window.

Bedroom Five

Carpet flooring, ceiling coving, fitted venetian blinds, television point, panel radiator, upvc double glazed window.

Family Bathroom

A four piece bathroom suite in white comprising of bath, wc, wash basin, shower cubicle, half porcelain tiled walls, tiled flooring, chrome heated towel rail, ceiling spot lights, upvc double glazed window.

Outside

Garages

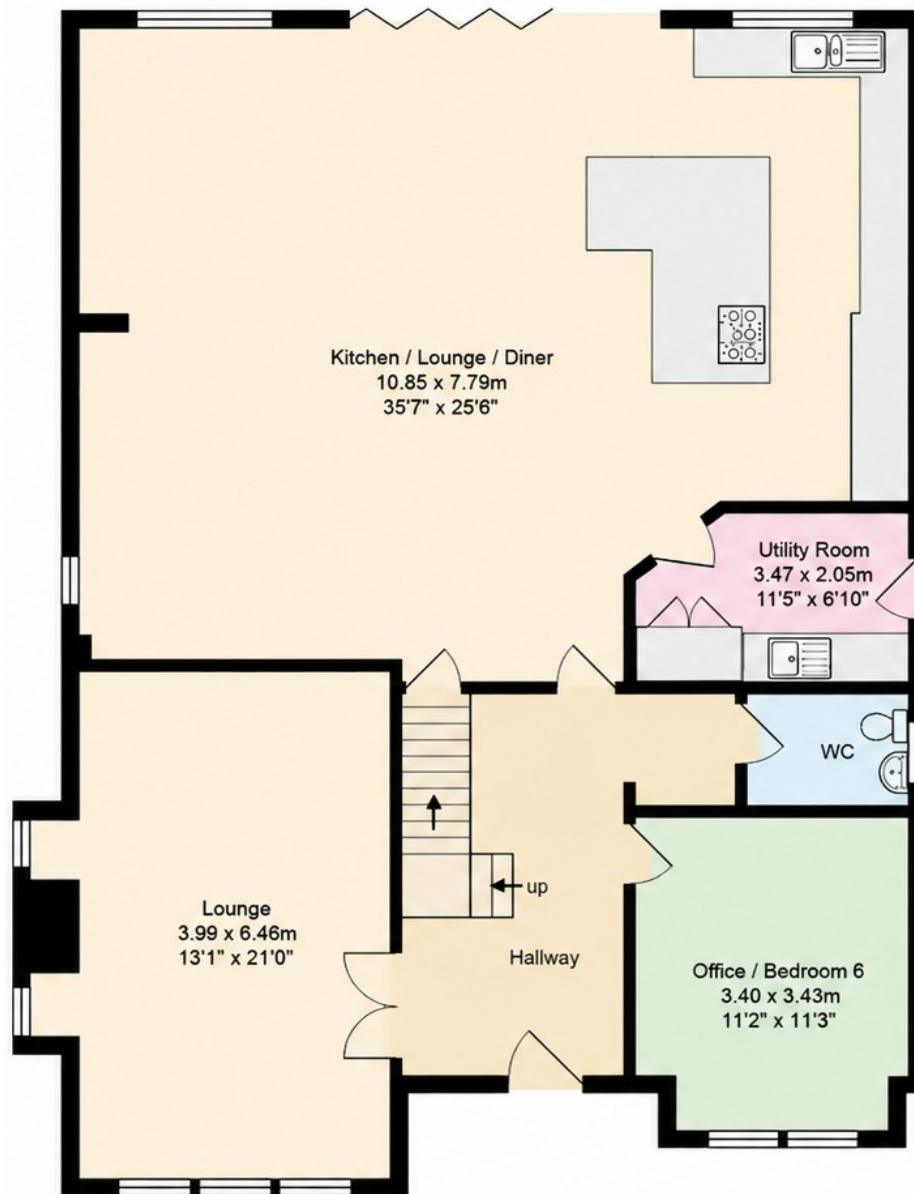
A detached brick built garage with two single electric roller doors, power points, side door and ceiling points.

Gardens & Parking

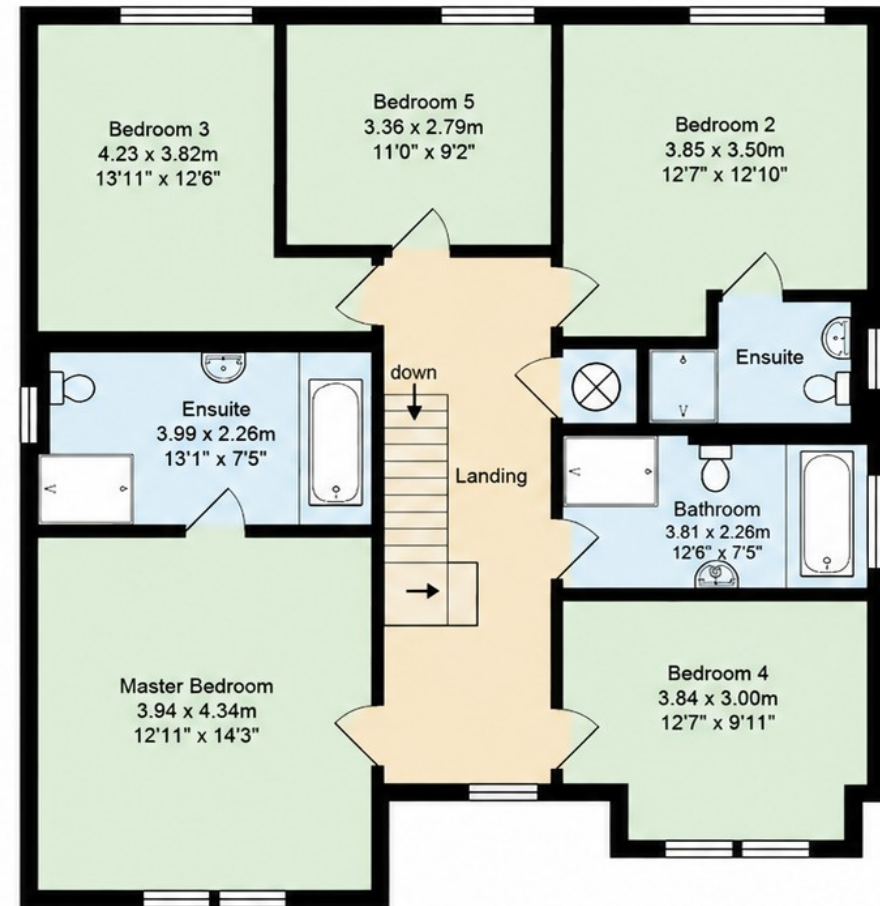
Front: Large block paved driveway for multiple vehicles, well maintained lawn area, trees and well established borders and shrubs.

Rear: Large tiled patio area, artificial lawn area, well established borders and shrubs, external power points and lighting. Decked patio area with large wooden summer house.





GROUND FLOOR



FIRST FLOOR

5 The Woodlands, Old Langho, Blackburn



General Disclaimer

Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

Measurements

All measurements quoted are approximate.

Fixtures, Fittings & Appliances

The Fixtures, Fittings & Appliances have not been tested, therefore no guarantee can be given that they are in working order.