

£470,000
Freehold

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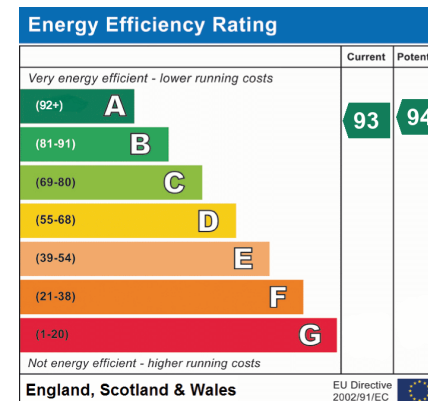
Features

- A Beautiful Detached Family Home with Stunning Rear Views
- EPC Rating - A, Low Energy Bills
- Solar Panels & Battery System
- CCTV and Alarm System
- Large Corner Plot with Gardens Wrapping Around Three Sides
- Electric Gate, Large Driveway, Garage & Electric Charging Point
- Spacious open-plan living and dining area with contemporary finishes
- Two Family Bathrooms, Guest WC & Utility Room
- Freehold Property
- Council Tax Band: D
- Feature Log Burning Stove & Modern Fitted Furniute
- Modern Fitted Kitchen with Integrated Appliances
- Bright Garden Room Providing Additional Reception Space with Garden Views
- Landscaped Front & Rear Gardens with Decking, Gazebo & Koi Pond
- No Chain - Vacant Possession
- Quiet residential location
- Viewing is a must to appreciate the size and condition of this property

Summary of Property

**** PERFECT FAMILY HOME ** STUNNING INTERIOR - TURN KEY READY ** STUNNING OPEN PLAN LOUNGE & DINING ROOM ** GARDEN ROOM & LOG BURNING STOVE ** CORNER PLOT ** MUST SEE! **** Nestled within the highly regarded semi-rural setting of Dearden Fold, this impressive detached family residence occupies a generous corner plot and enjoys a wonderful combination of privacy, modern luxury and picturesque countryside surroundings. Beautifully presented throughout and thoughtfully designed to accommodate the demands of modern family living, the property offers an exceptional standard of accommodation arranged over three floors, complemented by stylish interiors, quality fixtures and fittings, and a host of desirable features. From the moment you enter, the attention to detail and quality of finish are immediately apparent. The property boasts a contemporary interior with carefully considered lighting, attractive finishes and generously proportioned rooms, creating a welcoming and sophisticated environment that is equally suited to everyday family life and entertaining guests.

The lower ground floor forms the heart of this outstanding home, featuring a superb open-plan living and dining area with contemporary feature lighting and an abundance of space for relaxing and entertaining. This impressive living space flows effortlessly into a stylish modern fitted dining kitchen, offering an attractive and practical setting for family meals and social gatherings. Continuing through the accommodation is a delightful garden room, featuring bi-folding windows that allow natural light to flood the interior whilst providing a wonderful outlook towards the landscaped gardens. This versatile space creates a seamless connection between indoor and outdoor living, making it ideal for enjoying the garden and surrounding scenery throughout the seasons. Underfloor heating adds a further touch of comfort and luxury to the living accommodation. Completing the lower ground floor is a useful separate utility room and a modern guest WC, providing additional practicality for busy family life. The upper floors continue to impress, offering a selection of generously proportioned bedrooms, all benefiting from fitted furniture that provides excellent storage whilst maintaining a stylish and uncluttered appearance. The accommodation is complemented by a luxurious four-piece family bathroom, beautifully appointed with a freestanding bath, separate walk-in shower and contemporary fittings. An additional modern three-piece bathroom suite further enhances the convenience and



Local Authority

Rossendale Council

Band D

Tax Band Amount: £2516.04

Room Descriptions

Lower Ground Floor

Lounge

A stylish and spacious main reception room, finished with feature wall panelling, integrated shelving and a contemporary wood-burning stove, creating a warm yet modern focal point. Under floor electric heating. Open-plan to the dining area, ideal for both everyday living and entertaining.

Dining Room

Positioned between the living room and conservatory, the dining area comfortably accommodates a family dining table and benefits from excellent natural light, making it perfect for social occasions.

Garden Room

A light-filled addition offering a relaxing seating area with panoramic views over the rear garden, ideal for year-round enjoyment.

Kitchen

Fitted with a sleek range of modern wall and base units with complementary work surfaces. Integrated appliances include double oven, hob, extractor, wine cooler and ample storage, providing a highly functional and visually appealing space

Utility Room

A modern range of base units with complimentary tiled flooring and ceiling spotlights.

Guest WC

Conveniently located on the lower ground floor, fitted with modern sanitary ware.

Ground Floor

Entrance Hallway

Composite double glazed front door, tiled flooring. Provides access to the lower ground floor accommodation and staircase to the first floor.

Bedroom One

A generously sized principal bedroom offering ample space for bedroom furniture and benefiting from a calm, neutral

finish.

Family Bathroom

A luxurious family bathroom comprising a freestanding bath, walk-in glazed shower enclosure, wash basin with vanity storage and WC, finished with high-quality tiling throughout.

First Floor

Landing

Well-proportioned with useful built-in storage.

Bedroom Two

A spacious double bedroom with excellent floor space and natural light, suitable for a variety of uses.

Bedroom Three

A versatile bedroom ideal as a home office or additional bedroom. Neville Johnston -fittings.

Family Bathroom

A further family bathroom comprising a freestanding bath, walk-in glazed shower enclosure, wash basin with vanity storage and WC, finished with high-quality tiling throughout.

Outside

Garage

Electric garage door, power points and ceiling point.

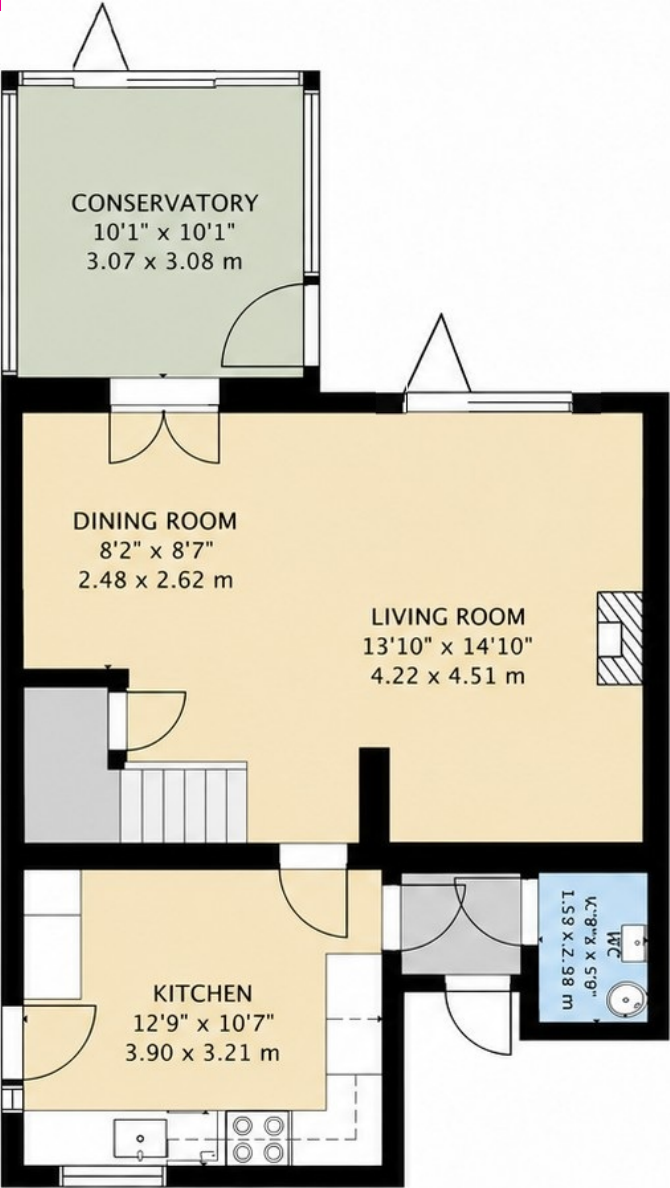
Gardens & Parking

To the front, a remote controlled sliding gate, private driveway provides off-road parking leading to the garage. External lighting and well maintained garden with pathway.

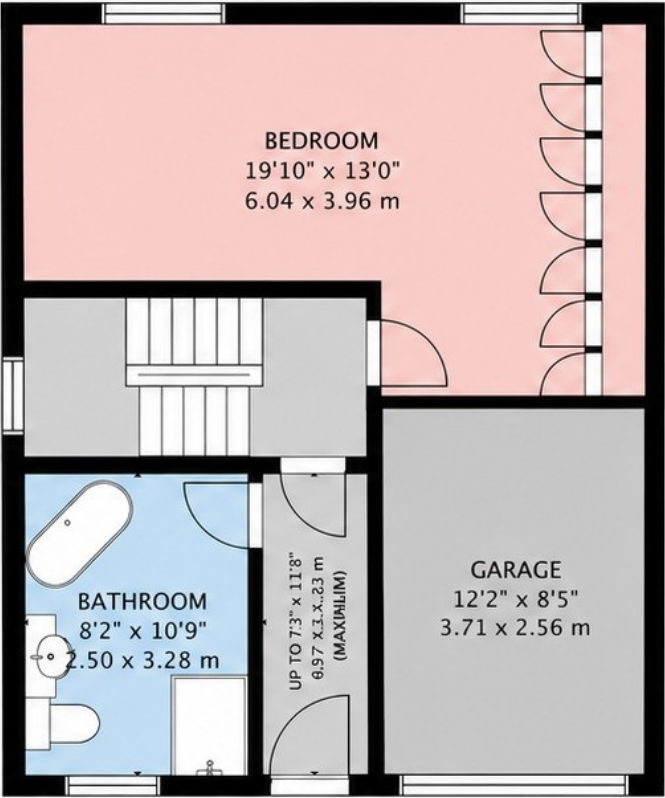
The rear garden is a true highlight, featuring a large decked seating area, lawned garden, mature planting, gazebo and an attractive koi pond, creating a tranquil outdoor retreat. External lighting.



Floorplan



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

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.