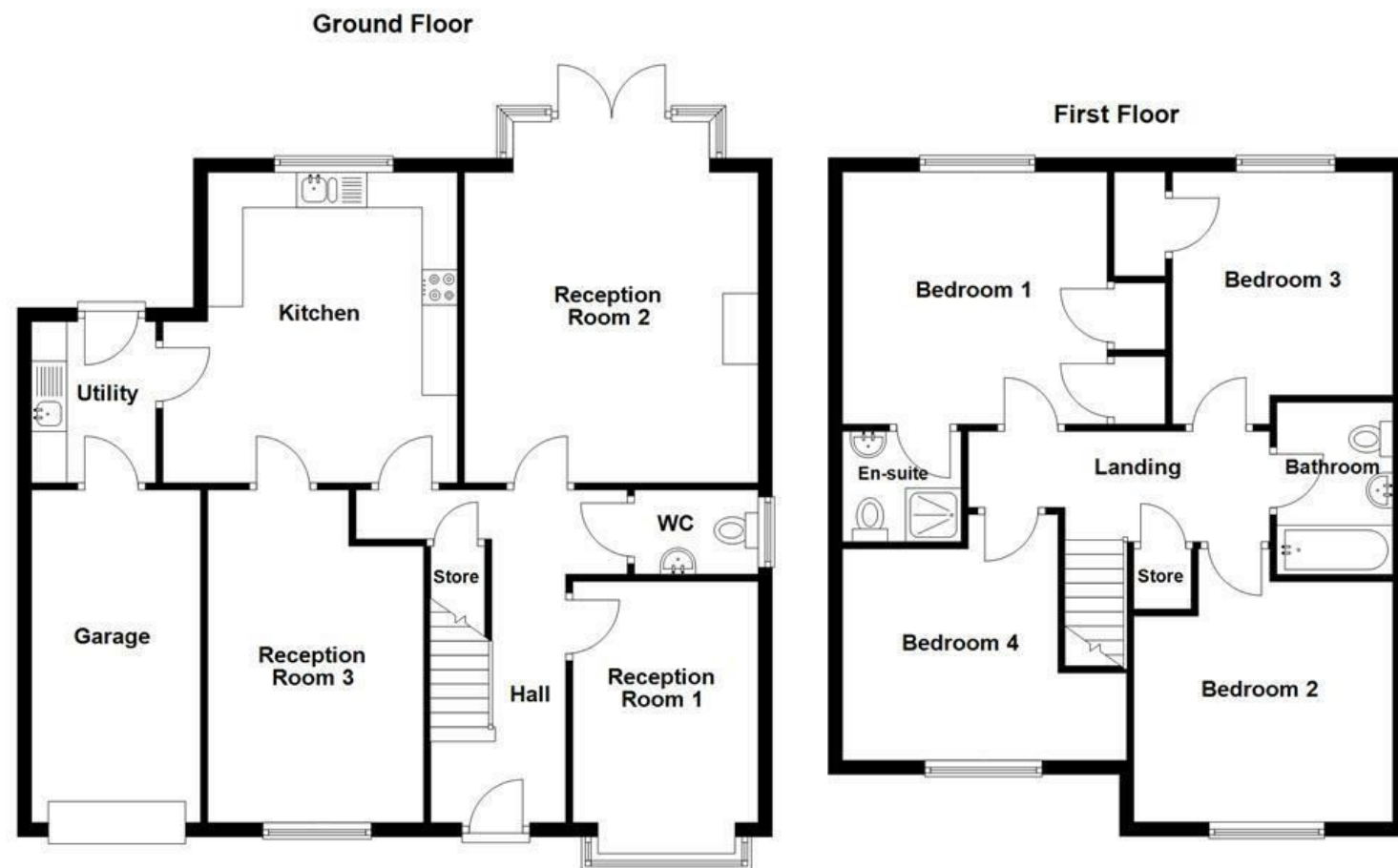




Clayton Way, Blackburn, BB2 4FZ

£299,950

FOUR BEDROOM DETACHED FAMILY HOME IN AN ENVIABLE LOCATION

Located in the desirable area of Clayton Way, Blackburn, this splendid house offers an ideal family home with ample space and modern comforts. Boasting four generously sized double bedrooms, the master suite features an en suite bathroom, providing a private retreat for relaxation.

The property is designed for both entertaining and everyday living, with three well-proportioned reception rooms that can be adapted to suit your lifestyle, whether it be a formal dining area, a cosy lounge, or a playroom for the children. The spacious country-style kitchen is a true highlight, complete with an adjoining utility room that enhances functionality and convenience.

Outside, the large laid-to-lawn garden presents a perfect setting for outdoor activities, gardening, or simply enjoying the fresh air. The property also benefits from a garage and a driveway that accommodates multiple vehicles, ensuring that parking is never a concern.

With a family bathroom and a convenient downstairs WC, this home is thoughtfully designed to cater to the needs of a busy household. This property is not just a house; it is a welcoming home that offers comfort, space, and a wonderful lifestyle in a sought-after location. Do not miss the opportunity to make this charming residence your own.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	87	87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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 4  2  3  B

- Spacious Detached Property
 - Ample Living Space
 - Off Road Parking and Integral Garage
 - EPC Rating B
- Four Bedrooms
 - Perfect Family Home
 - Tenure Freehold
- Two Bathrooms
 - Extensive Rear Garden
 - Council Tax Band E

Ground Floor

Entrance Hall

16'0 x 6'3 (4.88m x 1.91m)
Composite double glazed frosted front door, central heating radiator, coving, smoke detector, wood effect lino flooring, doors leading to WC, two reception rooms, kitchen, store and stairs to first floor.

Reception Room One

11'3 x 8'8 (3.43m x 2.64m)
UPVC double glazed box window, central heating radiator and coving.

WC

5'9 x 3'1 (1.75m x 0.94m)
UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with traditional taps and wood effect lino flooring.

Reception Room Two

14'6 x 13'8 (4.42m x 4.17m)
Coving, cast iron log burner, wood effect flooring and UPVC double glazed French doors and windows to rear.

Kitchen

15'4 x 13'8 (4.67m x 4.17m)
UPVC double glazed window, upright central heating radiator, range of wall and base units with laminate work surfaces, tiled splashback, stainless steel one and a half bowl sink and drainer with mixer tap, integrated high rise double oven, four ring gas hob and extractor hood, space for fridge freezer, plumbing for dishwasher, wood effect flooring, doors leading to reception room three and utility.

Reception Room Three

18'3 x 8'3 (5.56m x 2.51m)
UPVC double glazed window.

Utility

7'6 x 5'10 (2.29m x 1.78m)
Central heating radiator, range of wall and base units, tiled splashback, stainless steel sink and drainer with mixer tap, wall mounted Worcester boiler, plumbing for washing machine, space for dryer, extractor fan, wood effect flooring, door to garage and UPVC double glazed frosted door to rear.

Garage

18'2 x 7'11 (5.54m x 2.41m)
Power, lighting and electric roller shutter door.

First Floor

Landing

12'10 x 3'5 (3.91m x 1.04m)
Smoke detector, loft access, central heating radiator, doors leading to four bedrooms, bathroom and storage.

Bedroom One

11'9 x 11'5 (3.58m x 3.48m)
UPVC double glazed window, central heating radiator, storage and door to en suite.

En Suite

5'7 x 5'2 (1.70m x 1.57m)
UPVC double glazed frosted window, low basin WC, pedestal wash basin with traditional taps, electric feed shower enclosed, extractor fan and wood effect flooring.

Bedroom Two

14'3 x 12'0 (4.34m x 3.66m)
UPVC double glazed window and central heating radiator.

Bedroom Three

12'10 x 11'11 (3.91m x 3.63m)
UPVC double glazed window, central heating radiator and storage.

Bedroom Four

12'2 x 10'2 (3.71m x 3.10m)
UPVC double glazed window and central heating radiator.

Bathroom

8'0 x 5'9 (2.44m x 1.75m)
UPVC double glazed frosted window, central heating radiator, low basin WC, pedestal wash basin with traditional taps, panelled bath with mixer tap and overhead direct feed shower, partially tiled elevations, extractor fan and wood effect flooring.

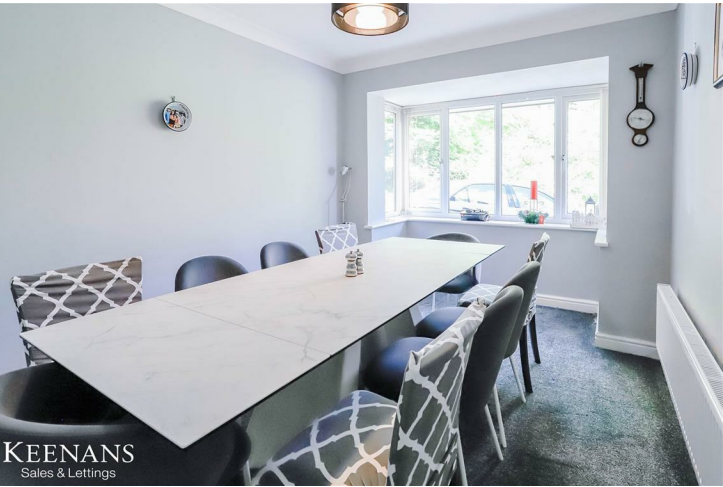
External

Rear

Enclosed garden with laid to lawn and paved patio.

Front

Laid to lawn, stone chippings, tarmac driveway and access to integral garage.



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