



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	65	80
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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## Beardwood Fold, Blackburn, BB2 7AS

### Offers Over £685,000

AN EXCEPTIONALLY PRESENTED, IMPRESSIVELY SIZED DETACHED HOME, WITH A SELF-CONTAINED FLAT AND A FURTHER ONE-BEDROOM DETACHED BUNGALOW, SITUATED AT THE END OF A PRIVATE ROAD IN THE MOST PRESTIGIOUS AREA OF BLACKBURN!

Poised on its enviably spacious plot in the most sought after area of Blackburn, stands this immaculately presented, 4/5 bedroom detached home! With versatile internal accommodation, including a detached bungalow and a self-contained flat, currently being used as additional accommodation, the property would ideally suit a growing or extended family looking to up size. Having been maintained to the highest of standards and boasting grandeur and style throughout, the property is a credit to its current occupants and comprises briefly:

An imposing entrance hallway is accessed via ornate wood glazed doors. The entrance hallway houses a staircase to the first floor with cloakroom storage under and doors leading to two fantastic sized reception rooms and a state of the art, modern fitted kitchen displaying solid oak units, complimented by a Quartz work surface and integral appliances. Through the kitchen you can access a back hallway with door to a WC and, on the other side, a dining room which is open to one of the reception rooms and leads directly to a generously sized utility room. The utility room has through access to the back garden and a superb double garage. The majority of the ground floor benefits from solid oak flooring and under floor heating.

To the first floor, this beautiful home enjoys a sizable gallery landing with doors leading to an en suite master bedroom, house bathroom suite and four further bedrooms, two of which have been knocked through to create a larger bedroom but with a small amount of work could easily be converted back to two double bedrooms. The master bedroom not only has en suite facilities but allows through access to the self-contained one-bedroom flat over the garage currently being used as a colossal storage space.



# Beardwood Fold, Blackburn, BB2 7AS

## Offers Over £685,000

 5  3  3  D

- Impressive Detached Property
- Spacious Reception Rooms
- Ample Off Road Parking
- Five Bedrooms
- En Suite To Master
- Stunning Private Garden

### Ground Floor

#### Entrance Hallway

15'8 x 10'4 (4.78m x 3.15m)

Heavy wood front entrance double doors, two central heating radiators, coving, spotlights, oak flooring with underfloor heating, stairs to the first floor, understairs storage and doors to two reception rooms and kitchen.

#### Reception Room One

17'9 x 14'8 (5.41m x 4.47m)

UPVC double glazed window, central heating radiator, four feature wall lights, hidden surround sound, coving, ceiling rose and oak flooring with underfloor heating.

#### Reception Room Two

17'7 x 13'8 (5.36m x 4.17m)

UPVC double glazed window, central heating radiator, television point, marble fireplace, two feature wall lights, hidden surround sound, coving, oak flooring with underfloor heating and open to the dining room.

#### Dining Room

14'1 x 7'8 (4.29m x 2.34m)

UPVC double glazed French doors to the rear, central heating radiator, coving, oak flooring with underfloor heating and doors to kitchen and utility room.

#### Utility Room

19'7 x 10'6 (5.97m x 3.20m)

Two UPVC double glazed windows, central heating radiator, wood effect wall and base units with wood effect surfaces and tiled splashbacks, plumbing for two washing machines and two dryers and doors to WC, rear garden and garage.

#### WC

4'9 x 4'6 (1.45m x 1.37m)

UPVC double glazed frosted window, low basin WC and wood effect flooring.

#### Garage

20'8 x 18'1 (6.30m x 5.51m)

UPVC double glazed window, work bench, hardwood single glazed side door and double garage door.

#### Kitchen

20'9 x 14'7 (6.32m x 4.45m)

Two UPVC double glazed windows, range of solid oak wall and base units with quartz surfaces and upstands, ceramic sink with drainer and mixer tap, twin ovens in a high rise unit, Bosch four ring gas hob, Neff extractor hood, quartz breakfast bar, plumbing for dishwasher, plinth heater, television point, gas heater point, coving, oak flooring with underfloor heating and door to the back hall.

#### Back Hall

7'3 x 5'1 (2.21m x 1.55m)

UPVC double glazed window, oak flooring, composite double glazed stable door to the side elevation and door to WC.

### WC

4'5 x 4'4 (1.35m x 1.32m)

UPVC double glazed frosted window, low basin WC, pedestal wash basin and oak flooring.

### First Floor

#### Landing

16'9 x 10'4 (5.11m x 3.15m)

Loft access, coving, spotlights, stained glass feature panel, fitted linen cupboard and doors to five bedrooms and bathroom.

#### Bedroom One

17'4 x 10'5 (5.28m x 3.18m)

UPVC double glazed window, central heating radiator, television point and fitted wardrobes with access through to flat above garage and door to en suite.

#### En Suite

13'8 x 6'7 (4.17m x 2.01m)

UPVC double glazed frosted window, tile panelled bath, vanity top wash basin, bidet, low basin WC, shower enclosure, central heating radiator, tiled elevations and coving.

#### One Bedroom Flat

19'11 x 13'11 (6.07m x 4.24m)

Currently being used as additional living space, which could readily be converted back by returning the staircase. The main room has a central heating radiator and door to a bedroom.

#### Bedroom

11'11 x 10'9 (3.63m x 3.28m)

Two Velux windows, central heating radiator and door to a shower room.

#### Shower Room

9'3 x 4'8 (2.82m x 1.42m)

Low basin WC, pedestal wash basin, single shower unit, central heating radiator and part tiled elevations.

#### Bedroom Two

14'6 x 10'5 (4.42m x 3.18m)

UPVC double glazed window, central heating radiator, fitted wardrobes, woodland mural on two walls, spotlights and solid oak flooring.

#### Bedroom Three

14'9 x 8'4 (4.50m x 2.54m)

UPVC double glazed window, central heating radiator, fitted wardrobes and open to bedroom four.

#### Bedroom Four

11'9 x 8'8 (3.58m x 2.64m)

UPVC double glazed window, central heating radiator and coving.

#### Bedroom Five

10'9 x 8'5 (3.28m x 2.57m)

UPVC double glazed window and central heating radiator.

- Additional One Bedroom Flat Above Garage
- Extensive Rear Garden With Further One Bedroom Bungalow
- Beautifully Presented Family Home

### Bathroom

10'7 x 10'6 (3.23m x 3.20m)

Two UPVC double glazed frosted windows, panelled bath, direct feed shower unit, low basin WC, vanity top wash basin, bidet, central heating radiator, tiled elevations, coving and tiled flooring.

### External

#### Rear

Laid to lawn garden with patio areas, enclosing conifers and mature trees, detached bungalow and off road parking on the driveway for numerous vehicles.

### Detached Bungalow

#### Entrance

UPVC double glazed door at the side of the annex into a kitchen.

#### Kitchen

13'2 x 5'2 (4.01m x 1.57m)

UPVC double glazed window, central heating radiator, tile effect flooring wood effect panelled wall and base units with granite effect work surfaces and tiled splash backs, stainless steel sink, drainer and mixer tap, gas hob, space for fridge, coving, door into living room.

#### Living Room

13'5 12'3 (4.09m 3.73m)

UPVC double glazed sliding doors to the front, hardwood glazed window to the side, wood effect flooring, central heating radiator, television point, doors to bathroom, bedroom and store cupboard.

#### Bedroom

9'8 x 7'15 (2.95m x 2.13m)

Hard wood glazed window, wood effect flooring, central heating radiator.

#### Bathroom

7'3 x 6'3 (2.21m x 1.91m)

Hard wood glazed window, low base WC unit, panelled bath with shower over, pedestal wash basin, partial tiled elevations, tiled flooring, chrome heated towel rail, coving.



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