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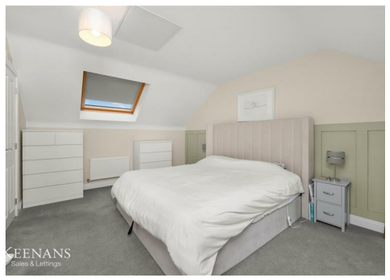

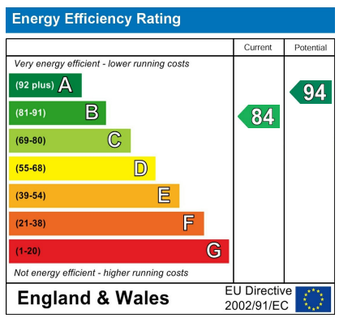

Entwistle Drive, Blackburn, BB2 7GQ

£270,000

AN EXCEPTIONAL DETACHED FAMILY HOME

Nestled on the desirable Entwistle Drive in Blackburn, this impressive detached house is a remarkable find for any family seeking a modern and comfortable home. Built in 2020, this new build property boasts a generous 1,109 square feet of living space, thoughtfully designed to meet the needs of contemporary family life.

Upon entering, you will be greeted by an open plan kitchen diner that serves as the heart of the home, perfect for both entertaining and everyday family meals. The kitchen is equipped with modern fixtures and fittings, ensuring a stylish yet functional space. The property features four generously sized bedrooms, providing ample room for family members or guests. With two well-appointed bathrooms, morning routines will be a breeze.

The immaculate presentation of this home is evident throughout, with neutral decoration that allows for personal touches to be added. The low maintenance gardens offer a serene outdoor space, ideal for relaxation or play. Additionally, the fully equipped detached garage and ample off-road parking enhance the convenience of this property.

Situated within a sought-after estate, this home is in a popular location, making it an ideal choice for families looking to settle in a vibrant community. This property is truly not to be missed, offering a perfect blend of modern living and comfort. We invite you to come and experience all that this exceptional home has to offer.

For further information or to arrange a viewing please contact our Blackburn team at your earliest convenience.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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Entwistle Drive, Blackburn, BB2 7GQ

£270,000

4 2 1 B

- Immaculate Detached Property
- Spread Across Three Floors
- Off Road Parking and Garage
- EPC Rating B
- Four Bedrooms
- Contemporary Fitted Dining Kitchen
- Tenure Freehold
- Two Bathrooms
- Spacious Rear Garden
- Council Tax Band D

Ground Floor

Entrance Hall
9'9 x 5'8 (2.97m x 1.73m)
Composite double glazed frosted front door, UPVC double glazed frosted window, central heating radiator, smoke detector, wood effect Karndean flooring, doors leading to reception room, WC and stairs to first floor.

WC
6'9 x 3'4 (2.06m x 1.02m)
UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with traditional taps and wood effect Karndean flooring.

Reception Room
14'9 x 12'6 (4.50m x 3.81m)
UPVC double glazed window, central heating radiator, television point, under stairs storage, wood effect Karndean flooring and door to kitchen/dining area.

Kitchen/Dining Area
15'7 x 9'9 (4.75m x 2.97m)
UPVC double glazed window, central heating radiator, range of high gloss wall and base units with granite effect work surfaces, gloss splashback, stainless steel one and a half bowl sink and drainer with mixer tap, integrated oven with four ring gas hob and extractor hood, integrated fridge freezer, plumbing for washing machine, integrated boiler, wood effect Karndean flooring and UPVC double glazed French doors to rear.

First Floor

Landing
11'0 x 6'4 (3.35m x 1.93m)
UPVC double glazed frosted window, central heating radiator, smoke detector, air ventilator, doors leading to three bedrooms, bathroom and further landing.

Bedroom Two
11'10 x 9'3 (3.61m x 2.82m)
UPVC double glazed window and central heating radiator.

Bedroom Three
9'0 x 7'5 (2.74m x 2.26m)
UPVC double glazed window and central heating radiator.

Bedroom Four
9'0 x 6'0 (2.74m x 1.83m)
UPVC double glazed window, central heating radiator and dado rail.

Bathroom
9'0 x 4'10 (2.74m x 1.47m)
UPVC double glazed frosted window, central heated towel rail, dual flush WC, panel bath with traditional taps and overhead direct feed shower, pedestal wash basin with mixer tap, tiled elevations and tiled effect lino flooring.

Further Landing
6'4 x 4'3 (1.93m x 1.30m)
UPVC double glazed window, central heating radiator, storage hatch and stairs to second floor.

Second Floor

Bedroom One
18'11 x 15'7 (5.77m x 4.75m)
UPVC double glazed window, Velux window, central heating radiator, wood panel elevations, loft access, television point and door to en suite.

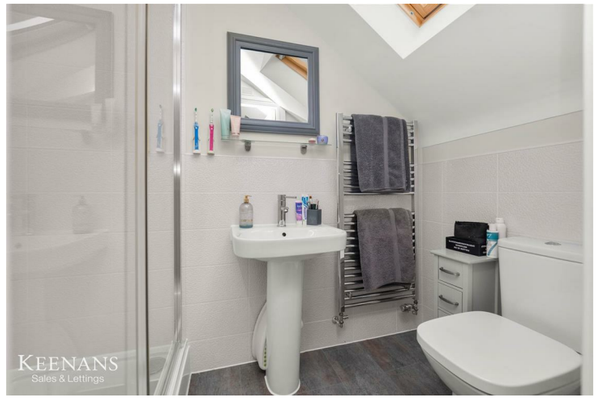
En Suite
7'6 x 3'11 (2.29m x 1.19m)
Velux window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, double electric feed shower enclosed, tiled elevations, extractor fan and tiled effect lino flooring.

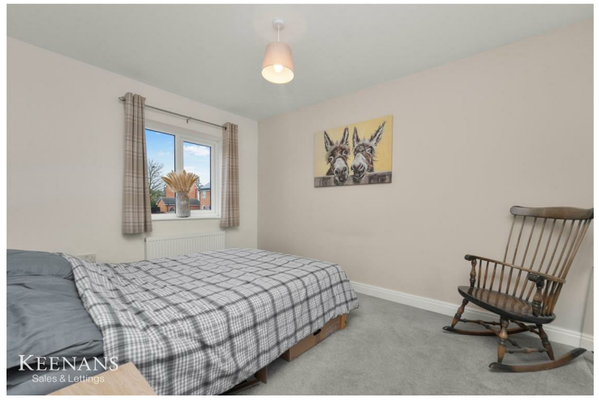
External

Rear
Enclosed garden with artificial lawn, Indian stone paving and storage shed.

Front
Laid to lawn garden and driveway.

Garage
19'7 x 10'1 (5.97m x 3.07m)
Spotlights, insulation, power and electric insulated garage door.





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