

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  | 71                      | 75        |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

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.

## Arbour Drive, Blackburn, BB2 4LF

### Offers Over £350,000

GORGEOUS FOUR BEDROOM DETACHED FAMILY HOME

Welcome to this stunning four-bedroom detached house located on Arbour Drive in Blackburn. This exceptional family home boasts a wealth of modern features and ample space, making it perfect for both relaxation and entertaining.

As you enter, you are greeted by a spacious lounge that offers a warm and inviting atmosphere, ideal for family gatherings or quiet evenings. The property also includes a versatile space that can serve as a study or office, catering to the needs of today's lifestyle. The heart of the home is undoubtedly the impressive kitchen diner, which is fitted with high-quality appliances and provides a perfect setting for culinary adventures and family meals.

Natural light floods the bright conservatory, which overlooks the beautifully paved garden, creating a serene space to enjoy your morning coffee or unwind after a long day. The outdoor area is perfect for entertaining guests or simply enjoying the fresh air.

The first floor features four generously sized double bedrooms, ensuring that everyone has their own comfortable retreat. The family bathroom is well-appointed, and the en suite shower

# Arbour Drive, Blackburn, BB2 4LF

Offers Over £350,000

 4  3  2  C

- Four Double Bedrooms
- Off Road Parking With Garage And Driveway
- Stunning Kitchen/Dining Area
- Family Bathroom And En-Suite
- Tenure Leasehold
- Council Tax Band D
- Bright And Airy Conservatory
- Paved Garden
- Office Or Study Space
- EPC Rating C

## Ground Floor

### Entrance

Secure composite part frosted door to hall.

### Hall

10'10 x 6'6 (3.30m x 1.98m)

Central heating radiator, smoke alarm, doors to reception room, study/office, kitchen/dining area, WC, stairs to first floor and wood effect laminate flooring.

### WC

5'6 x 3'1 (1.68m x 0.94m)

UPVC double glazed frosted window, central heating radiator, low flush WC, wall mounted wash basin, tiled splash back and wood effect laminate flooring.

### Study/Office

7'5 x 5'7 (2.26m x 1.70m)

UPVC double glazed window, central heating radiator and wood effect laminate flooring.

### Reception Room One

15'8 x 11'2 (4.78m x 3.40m)

Two UPVC double glazed windows, central heating radiator, spotlights, wood effect laminate flooring and sliding doors to kitchen/dining area.

### Kitchen/Dining Area

23'6 x 10'10 (7.16m x 3.30m)

UPVC double glazed window, central heating radiator, upright central heating radiator, gloss wall and base units, granite work tops, inset stainless steel sink with draining ridges and mixer tap, double oven in a high rise unit, four ring induction hob, extractor hood, integrated fridge freezer, dishwasher and washing machine, pendant lighting, spotlights, door to storage, open access to conservatory and tiled floor.

### Conservatory

11 x 8'7 (3.35m x 2.62m)

UPVC double glazed windows, central heating radiator, tiled flooring, UPVC double glazed door to rear.

## First Floor

### Landing

10 x 2'10 (3.05m x 0.86m)

Smoke alarm, door to four bedrooms and bathroom.

## Bedroom One

11'10 x 10'9 (3.61m x 3.28m)

UPVC double glazed window, central heating radiator, fitted wardrobes, door to en suite.

## En Suite

7'9 x 4'2 (2.36m x 1.27m)

UPVC double glazed frosted window, central heating radiator, duel flush WC, pedestal wash basin with mixer tap, enclosed direct feed shower, spotlights, part tiled elevation, storage.

## Bedroom Two

12'8 x 17'5 (3.86m x 5.31m)

UPVC double glazed window, central heating radiator, storage.

## Bedroom Three

9'6 x 8'6 (2.90m x 2.59m)

UPVC double glazed window, central heating radiator.

## Bedroom Four

9'5 x 7'11 (2.87m x 2.41m)

UPVC double glazed window, central heating radiator.

## Bathroom

7'3 x 6'4 (2.21m x 1.93m)

UPVC double glazed frosted window, central heating towel rail, duel flush w/c, pedestal wash basin with mixer tap, P shaped bath with mixer tap, direct feed rainfall shower, spotlights, tiled elevation and tiled floor.

## External

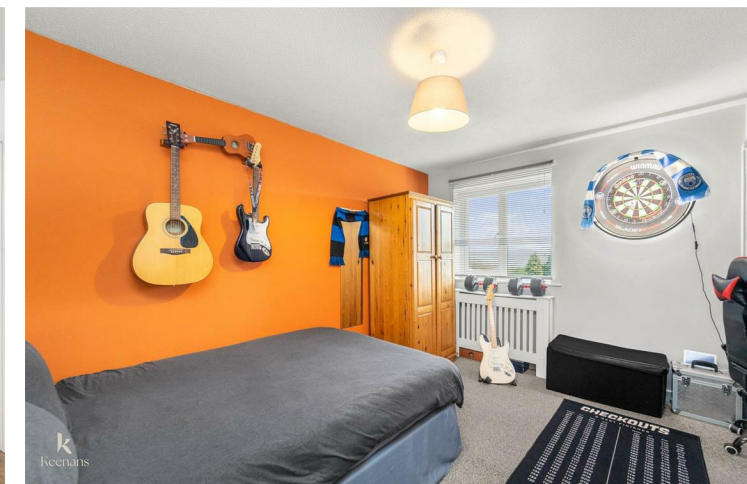
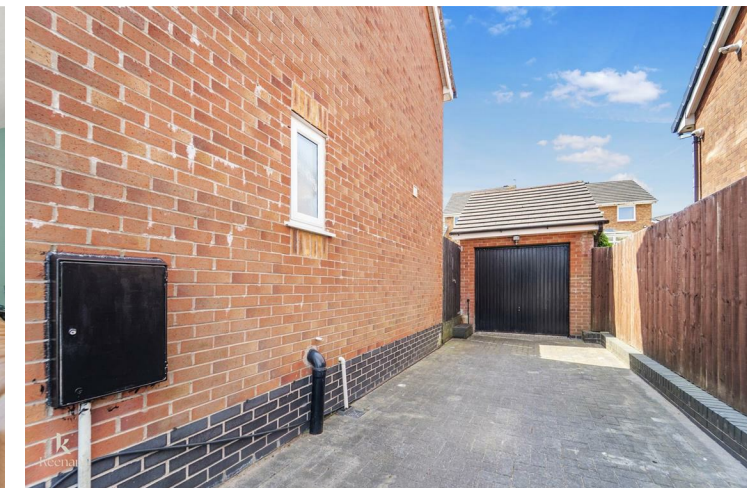
Enclosed laid to lawn garden, composite decking.

## Garage

17'5 x 9'3 (5.31m x 2.82m)

## Front

Block paved driveway, shrubs.



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