



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	83	
(69-80) C		
(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	

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Entwistle Drive, Blackburn, BB2 7GQ

Offers Over £280,000

STUNNING FOUR BEDROOM DETACHED FAMILY HOME

Situated in the desirable area of Entwistle Drive, Blackburn, this splendid four-bedroom detached house offers a perfect blend of modern living and comfort. Set on a generous corner plot, the property boasts beautifully landscaped front and rear gardens, providing an ideal space for outdoor relaxation and entertaining.

The heart of the home is the spacious and contemporary dining kitchen, designed to cater to all your culinary needs. The kitchen flows seamlessly into a bright conservatory, which serves as a delightful space to enjoy the garden views throughout the seasons. The ground floor also features a convenient downstairs WC, enhancing the practicality of the home for both residents and guests.

The first floor is home to four well-proportioned bedrooms, with the main bedroom benefiting from an en suite bathroom, ensuring a private retreat for relaxation. The family bathroom is thoughtfully designed, catering to the needs of the household.

Additional highlights of this property include off-road parking, and a garage, providing ample space for vehicles and storage. This home is perfect for families seeking a peaceful yet accessible location, with local amenities and transport links within easy reach.

In summary, this charming detached house on Entwistle Drive is a wonderful opportunity for those looking to settle in a vibrant community, offering both comfort and convenience in a delightful setting.

Entwistle Drive, Blackburn, BB2 7GQ

Offers Over £280,000

 4  2  1  B

- Beautifully Presented Detached Property
 - Modern Fitted Dining Kitchen
 - Off Road Parking and Garage
 - EPC Rating B
- Four Bedrooms
 - Perfect Family Home
 - Tenure Freehold
- Two Bathrooms
 - Low Maintenance Rear Garden
 - Council Tax Band D

Ground Floor

Entrance Hall

4'2 x 3'10 (1.27m x 1.17m)

Composite double glazed frosted front door, central heating radiator, doors leading to WC and reception room.

WC

4'8 x 3'5 (1.42m x 1.04m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with traditional taps and wood effect flooring.

Reception Room

14'11 x 10'10 (4.55m x 3.30m)

UPVC double glazed window, central heating radiator, wall mounted electric fire, television point, parquet wood effect flooring and door to kitchen/dining area.

Kitchen/Dining Area

19'5 x 8'10 (5.92m x 2.69m)

UPVC double glazed window, upright central heating radiator, range of high gloss wall and base units with laminate work surfaces and upstands, stainless steel one and a half bowl sink and drainer with high spout mixer tap, integrated oven with four ring gas hob and extractor hood, glass splashback, integrated fridge freezer, plumbing for washing machine, smoke detector, wood effect flooring, understairs storage, stairs to first floor and UPVC double glazed French doors to conservatory.

Conservatory

13'2 x 10'0 (4.01m x 3.05m)

UPVC double glazed windows, two central heating radiators and UPVC double glazed French doors to rear.

First Floor

Landing

10'8 x 10'6 (3.25m x 3.20m)

Loft access, smoke detector, doors leading to four bedrooms, family bathroom and store.

Bedroom One

12'11 x 10'8 (3.94m x 3.25m)

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

En Suite

8'2 x 3'10 (2.49m x 1.17m)

UPVC double glazed frosted window, central heated towel rail, pedestal wash basin with traditional taps, direct feed shower enclosed, dual flush WC, partially tiled elevations and lino flooring.

Bedroom Two

12'2 x 11'7 (3.71m x 3.53m)

UPVC double glazed window and central heating radiator.

Bedroom Three

11'5 x 8'5 (3.48m x 2.57m)

UPVC double glazed window and central heating radiator.

Bedroom Four

9'9 x 8'8 (2.97m x 2.64m)

UPVC double glazed window and central heating radiator.

Bathroom

5'2 x 6'0 (1.57m x 1.83m)

UPVC double glazed frosted window, central heated towel rail, pedestal wash basin with mixer tap, panel bath with traditional taps and overhead direct feed shower, dual flush WC, tiled elevations and lino flooring.

External

Rear

Enclosed garden with artificial lawn, paved patio and pergola.

Front

Laid to lawn garden, stone chippings, driveway and access to garage.

Garage

17'9 x 8'2 (5.41m x 2.49m)

Power, lighting and up and over garage door.



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