

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	82
(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.

Wycollar Road, Blackburn, BB2 7AZ

Offers Over £725,000

THE MOST BESPOKE DETACHED FAMILY HOME

Nestled on Wycollar Road in Blackburn, this exquisite extended detached house is a true gem, set on an impressive plot that boasts the highest quality finishes and desirable living spaces. This remarkable property offers an abundance of exceptional indoor space, featuring five distinct living areas, six spacious double bedrooms, and four well-appointed bathrooms, making it ideal for a growing family.

The heart of the home is complemented by two stylish kitchens, each designed with bespoke fittings that enhance the overall elegance of the interiors. The property also includes an enviable garden room, perfect for relaxation or entertaining, as well as a cellar and loft space that provide ample storage solutions.

Outside, the grounds are equally impressive, featuring wrap-around gardens that create a serene outdoor oasis. The property is further enhanced by two gated driveways and an integral double garage, ensuring convenience and security.

This home is perfectly suited for families who desire proximity to relatives while enjoying the tranquillity of a picturesque setting. With its blend of luxury, space, and style, this property

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 6  4  5  C

- An Exquisite Detached Property
- Perfect Family Home
- Off Road Parking
- Tenure Freehold

- Six Double Bedrooms And Four Bathrooms
- Immaculate Interiors
- Council Tax Band F

- Impressive Plot With Integral Double Garage With Two Gated Driveways
- Modern Fixtures And Fittings
- EPC Rating C

Ground Floor

Entrance

Composite double glazed frosted door to the entrance porch.

Entrance Porch

10'2 x 7 (3.10m x 2.13m)

Three UPVC double glazed windows, PVC to the ceiling, integrated cloak closet, single glazed door to the hallway.

Hallway

30'9 x 9'3 (9.37m x 2.82m)

Two central heating radiators, smoke alarm, loft access, single glazed doors to Lounge, reception room one, kitchen, three bedrooms, shower room.

Reception Room

13'8 x 12'9 (4.17m x 3.89m)

UPVC double glazed bow window, UPVC double glazed frosted window, upright central heating radiator, spotlights, coving, gas living flame fire, television point, door to the dressing room.

Dressing Room

16'10 x 13'1 (5.13m x 3.99m)

Upright central heating radiator, fitted wardrobes, coving, half staircase to bedroom one, door to the shower room.

Shower Room

7'8 x 4'5 (2.34m x 1.35m)

UPVC double glazed frosted window, central heating radiator with a heated towel rail, a three piece suite comprising of a dual flush WC, vanity top wash basin with mixer tap, double direct feed walk in shower, tiled elevations, integrated mirror, PVC to the ceiling, spotlights, tiled effect Lino flooring.

Bedroom One

13'1 x 9'1 (3.99m x 2.77m)

Two UPVC double glazed windows, upright central heating radiator, underfloor heating, coving, pendant lighting, television point, UPVC double glazed door to the rear.

Kitchen

15'9 x 15 (4.80m x 4.57m)

Two hardwood single glazed windows, upright central heating radiator, a range of granite effect wall and base units, granite surface and splash backs, inset composite sink and drainer with a high spout boiler water tap, integrated high rise Neff electric oven and combination oven with warming drawer, five ring gas hob and extractor hood,

integrated full length fridge and freezer, integrated dishwasher, pendant lighting, spotlights, television point, retractable power outlet, wood effect laminate flooring, open to the garden room, single glazed door to the additional kitchen.

Additional Kitchen

8'2 x 4'5 (2.49m x 1.35m)

UPVC double glazed window, a range of white high glossed wall and base units, granite effect surface, inset stainless sink with mixer tap, five ring gas hob and extractor hood, inset shelving, PVC panelling to the ceiling, wood effect laminate flooring.

Garden Room

13'6 x 10'9 (4.11m x 3.28m)

Under floor heating, spotlights, pendant lighting, stone tiled elevations, marble tiled flooring, two UPVC double glazed bi-folding doors to the rear.

Bedroom Four

12'10 x 9'6 (3.91m x 2.90m)

UPVC double glazed window, central heating radiator, acoustic wood panelling elevations, electric modern fire, coving.

Bedroom Five

10'7 x 9'6 (3.23m x 2.90m)

UPVC double glazed window, central heating radiator, coving, smoke alarm, acoustic wood panelling elevations.

Bedroom Six

9'8 x 9'8 (2.95m x 2.95m)

UPVC double glazed window, central heating radiator, coving, smoke alarm.

Shower Room

7'9 x 5'9 (2.36m x 1.75m)

UPVC double glazed frosted window, upright central heating radiator, a three piece suite comprising of a direct feed rainfall walk in shower with rinse head, vanity top wash basin with waterfall mixer tap, dual flush WC, tiled elevations, inset shelving, PVC panelling to the ceiling, extractor fan, tiled flooring.

Lounge

23'9 x 20'3 (7.24m x 6.17m)

Two UPVC double glazed window, underfloor heating, smoke alarm, gas living flame fire, pelmet lighting, television point, single glazed door to the inner hallway.

Inner Hallway

24'9 x 2'7 (7.54m x 0.79m)

UPVC double glazed window, central heating radiator, coving, doors to two private lounges and garage.

Lounge Two

17'2 x 12'2 (5.23m x 3.71m)

Upright central heating radiator, coving, spotlights, smoke alarm, television point, UPVC double glazed French doors to the rear, staircase to bedroom two.

Lounge Three

17'3 x 11'9 (5.26m x 3.58m)

Central heating radiator, coving, smoke alarm, media wall with inset shelving and television point, spotlights, staircase to the bedroom three, UPVC double glazed French doors to the rear.

Double Garage

20'4 x 17'3 (6.20m x 5.26m)

UPVC double glazed frosted window, UPVC double glazed raised window, power, lighting, Vaillant boiler, water tank, electric roller shutter garage door, UPVC double glazed frosted door to the rear.

First Floor

Bedroom Two

12'2 x 12'2 (3.71m x 3.71m)

Velux window, central heating radiator, pendant lighting, television point, door to the en suite.

En Suite

8'6 x 7'2 (2.59m x 2.18m)

Velux window, central heating radiator, a three piece suite comprising of a panelled bath with direct feed shower and mixer tap, dual flush WC, vanity top wash basin with mixer tap, tiled elevations, extractor fan, tiled flooring.

Bedroom Three

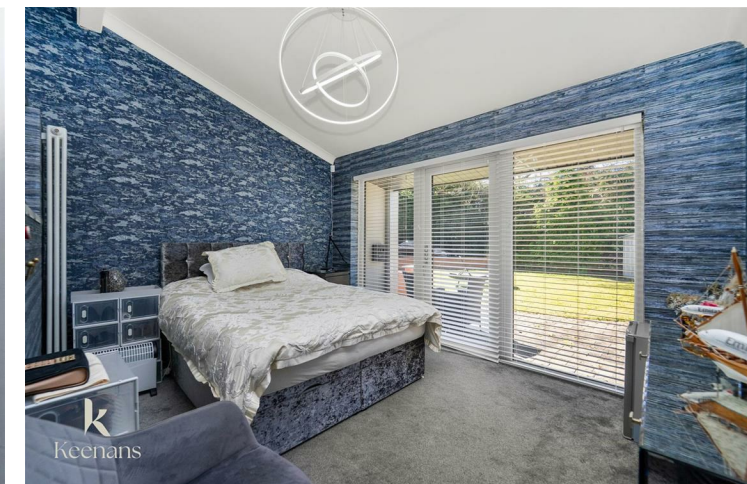
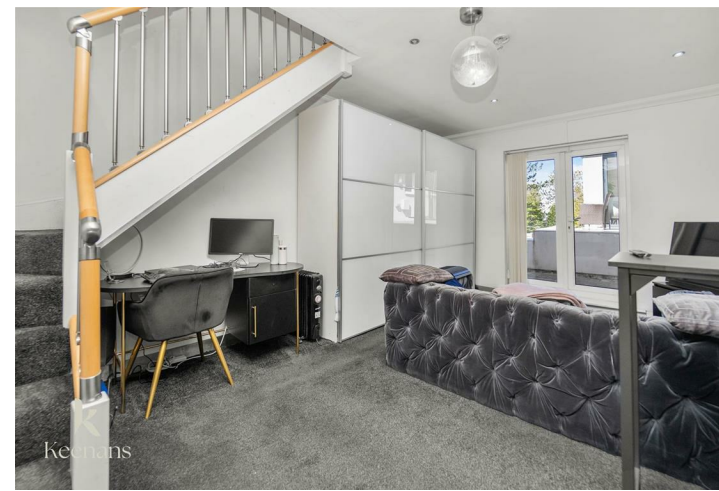
12'2 x 11'9 (3.71m x 3.58m)

Velux window, central heating radiator, pendant lighting, television point, door to the en suite.

En Suite

8'2 x 7'1 (2.49m x 2.16m)

Velux window, central heating radiator, a three piece suite comprising of a dual flush WC, vanity top wash basin with mixer tap, direct feed rainfall walk in shower with rinse head, tiled elevations, tiled flooring.



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