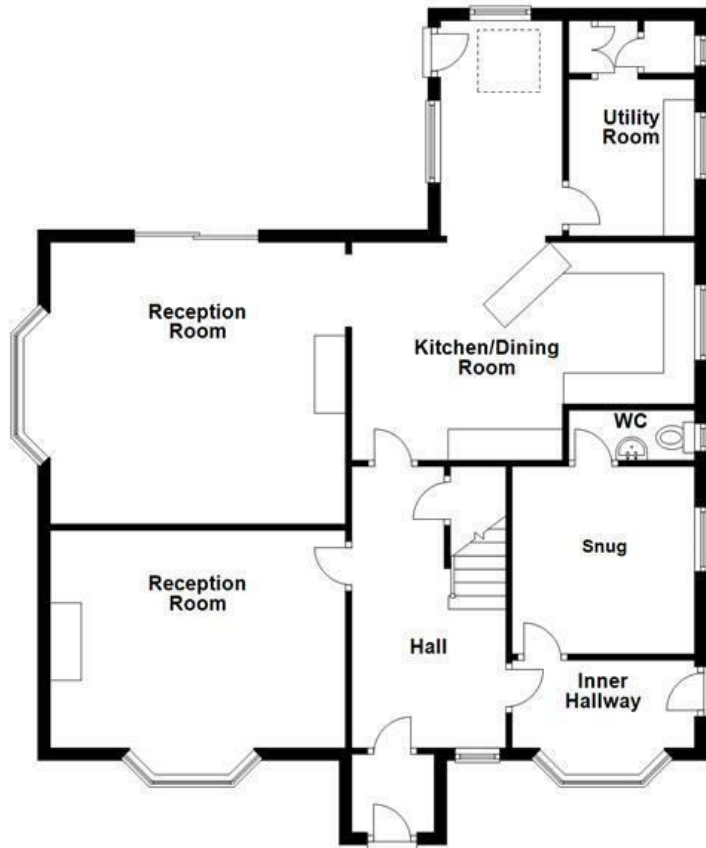
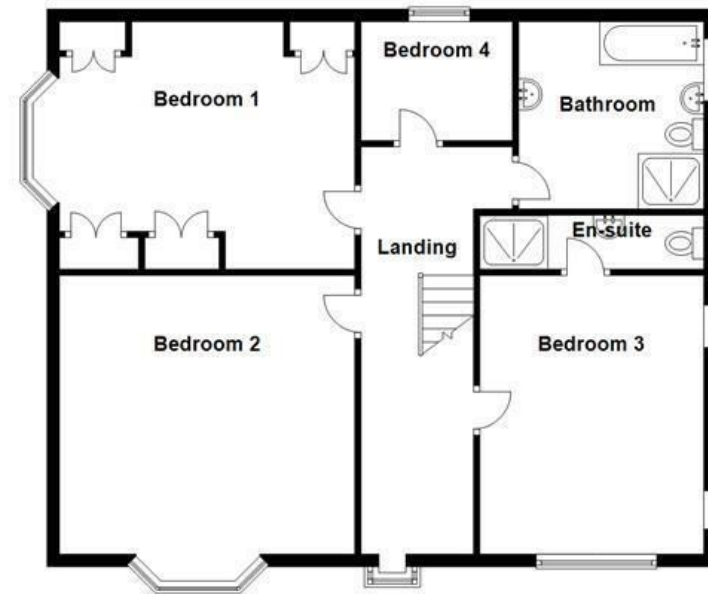



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	
(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.

Ramsgreave Drive, Blackburn, BB1 8LL

Offers Over £525,000

EXQUISITE FOUR BEDROOM DETACHED FAMILY HOME

Located in the desirable area of Ramsgreave Drive, Blackburn, this impressive four-bedroom detached family home offers a perfect blend of modern living and spacious comfort. Set on a generous plot, the property boasts a driveway that accommodates multiple vehicles, ensuring convenience for family and guests alike.

Upon entering, you are greeted by a modern fitted kitchen that seamlessly flows into an open-plan dining room, creating an ideal space for family gatherings and entertaining. The home features two inviting living areas, providing ample room for relaxation and leisure. Additionally, a versatile snug or office space offers the flexibility to adapt to your family's needs, whether it be a quiet study or a cosy retreat.

The first floor is thoughtfully designed with four double bedrooms, ensuring that everyone has their own comfortable space. The family bathroom is well-appointed, complemented by a separate shower room, providing convenience for busy mornings. With two additional WCs, this home is perfectly equipped for family life.

One of the standout features of this property is the stunning views that can be enjoyed from various vantage points, enhancing the overall appeal of this lovely home. Located in a

Ramsgreave Drive, Blackburn, BB1 8LL

Offers Over £525,000



- Four Double Bedrooms
- Off Road Parking With Driveway For Multiple Vehicles And Detached Garage
- EPC Rating D
- Sought After Location With Stunning Views
- Tenure Freehold
- Council Tax Band D
- Two Living Areas

- Generous Plot Size
- Modern Fitted Kitchen With Open Plan Dining
- Versatile Snug Or Office

Ground Floor

Porch

4'05 x 4'02 (1.35m x 1.27m)

Solid wood double glazed door to hall.

Hall

15'05 x 7'05 (4.70m x 2.26m)

UPVC double glazed frosted window, central heating radiator, coving, ceiling rose, under stairs storage, wood effect flooring, door to inner hall, doors to reception room, kitchen/dining room and stairs to the first floor.

Inner Hall

9'09 x 6'01 (2.97m x 1.85m)

UPVC double glazed bay window, electric radiator, door to snug and door to side.

Snug

10'9 x 9'10 (3.28m x 3.00m)

UPVC double glazed frosted window, electric radiator, lino flooring and door to WC.

WC

7'4 x 2'7 (2.24m x 0.79m)

UPVC double glazed frosted window, dual flush WC, vanity top wash basin with mixer tap, extractor fan and lino flooring.

Reception Room One

14' x 13'11 (4.27m x 4.24m)

UPVC double glazed bay window, central heating radiator, upright central heating radiator, coving, dado rail, gas fire with tiled cheeks and wood surround and mantle and wood effect laminate flooring.

Kitchen/Dining Area

23'6 x 18'4 (7.16m x 5.59m)

Three UPVC double glazed windows, Velux window, central heating radiator, upright central heating radiator, matte wall and base units, granite work top, stainless steel one and a half sink and drainer with mixer tap, five ring range master cooker, extractor hood, integrated fridge freezer, dishwasher, spotlights, wood effect laminate flooring, door to utility, open to reception room two and UPVC double glazed door to rear.

Reception Room Two

15'6 x 13'10 (4.72m x 4.22m)

UPVC double glazed bay window, central heating radiator, log burning stove, coving, UPVC sliding doors to rear.

Utility

8'8 x 7'6 (2.64m x 2.29m)

UPVC double glazed window, central heating radiator, granite effect work top, ceramic sink with mixer tap, plumbed for washing machine, storage, tiled floor and door to WC.

WC

4' x 3'6 (1.22m x 1.07m)

UPVC double glazed frosted window, central heating radiator, dual flush WC and tiled floor.

First Floor

Landing

22'7 x 10'4 (6.88m x 3.15m)

Two UPVC double glazed windows, central heating radiator, coving, loft access, doors to four bedrooms and bathroom.

Bedroom One

15' x 13'9 (4.57m x 4.19m)

UPVC double glazed bay window, central heating radiator, coving, fitted wardrobe and dresser.

Bedroom Two

13'11 x 11'9 (4.24m x 3.58m)

UPVC double glazed bay window, central heating radiator, coving and vanity top wash basin with mixer tap.

Bedroom Three

12'2 x 10'2 (3.71m x 3.10m)

UPVC double glazed window, central heating radiator, storage and door to shower room.

Shower Room

10'3 x 3'1 (3.12m x 0.94m)

Central heating towel rail, dual flush WC, pedestal wash basin with mixer tap, enclosed electric feed shower, part PVC elevation, extractor fan, spotlights and lino flooring.

Bedroom Four

10'5 x 6'11 (3.18m x 2.11m)

Two UPVC double glazed windows, central heating radiator and vanity top wash basin with mixer tap.

Bathroom

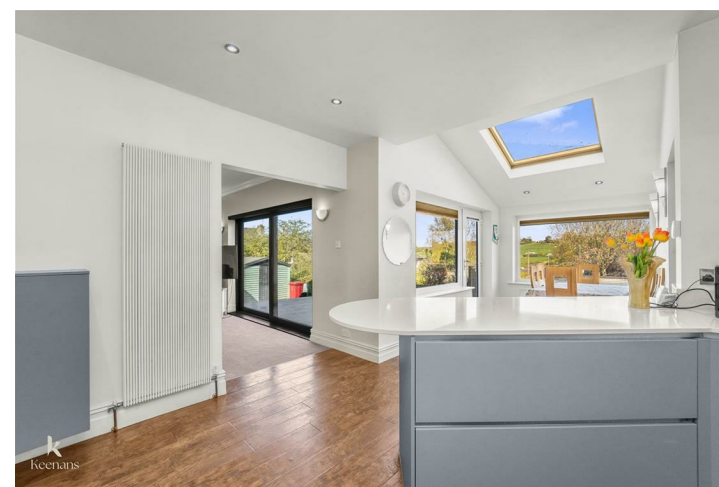
11'3 x 7'5 (3.43m x 2.26m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, bidet, pedestal wash basin with mixer tap,

panel bath with mixer tap and rinse head, enclosed direct feed shower, part tiled elevation, extractor fan, spotlights and wood effect lino flooring.

Externally

Laid to lawn gardens, decked area, paved patio, bedding areas with mature shrubbery, extensive off road parking and garage.



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