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Keenans









Mill Brow Road, Earby, BB18 6JT

Offers Over £500,000

AN EXQUISITE DETACHED BUNGALOW IN THE MOST PICTURESQUE SETTING

Nestled in the serene rural heart of Earby, Mill Brow Road presents a stunning three double bedroom detached bungalow that epitomises modern living with a touch of charm. This beautifully presented home has been constructed and styled to an exceptionally high standard, boasting spacious rooms and quality fixtures throughout.

The property is ideally suited for a growing family seeking the convenience of single-storey living or a couple desiring more space in a picturesque setting. With local schools, amenities, and delightful countryside footpaths nearby, as well as easy access to transportation links to Clitheroe, Colne, and Skipton, this location offers both tranquillity and convenience.

As you step inside, you will be greeted by an open-plan living and kitchen area that flows seamlessly, creating a warm and inviting atmosphere. The two well-appointed bathrooms ensure comfort and privacy for all residents. The property is further enhanced by its enviable gardens, which gracefully roll down to a babbling stream, providing a peaceful retreat and a perfect backdrop for outdoor enjoyment.

Ample off-road parking adds to the practicality of this exceptional home, which is ready for you to move straight into, with no chain delay. The current owners have taken great care to create a stylish and idyllic living space that truly feels like home.

Just a stone's throw away, you will find the charming village centre, offering excellent everyday amenities including a doctors' surgery, library and thriving community centres and groups, all contributing to the warm and welcoming village atmosphere. This property is a rare find, combining modern comforts with the beauty of nature, making it the perfect place to call home.

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- Three Double Bedroom Bungalow
- Beautiful Gardens With Stream
- Ample Off Road Parking
- Tenure - Freehold
- Open Plan Living Kitchen Area
- No Chain Delay Property
- EPC Rating - C
- Two Modern Bathrooms
- Stunning Rural Earby Setting
- Council Tax Band - TBC

Ground Floor

Entrance

UPVC double glazed door to porch

Porch

9'2 x 4'10 (2.79m x 1.47m)

UPVC double glazed window, skylight, spotlights, integrated seating, exposed stone, wood effect laminate flooring, composite double glazed door to open plan kitchen diner.

Open Plan Kitchen Diner

24'9 x 14'4 (7.54m x 4.37m)

UPVC double glazed window, two central heating radiators, range of panelled wall and base units, granite and hardwood surfaces, tiled splashbacks, ceramic one and a half sink and drainer with mixer tap, integrated electric Bosch oven with four ring induction hob and extractor hood, integrated dishwasher, spotlights, smoke alarm, loft access, centre island with breakfast bar, marble tiled flooring, open to garden room/ reception room, oak doors to utility room, three bedrooms and shower room.

Reception Room/ Garden Room

14'6 x 10'2 (4.42m x 3.10m)

Two UPVC double glazed windows, electric heater, marble tiled flooring, UPVC double glazed bifold doors to rear.

Utility Room

10'5 x 7'10 (3.18m x 2.39m)

UPVC double glazed window, central heating radiator, plumbing for washing machine, space for fridge freezer, solid wood work surface, marble tiled flooring.

Bedroom One

20'11 x 9'9 (6.38m x 2.97m)

UPVC double glazed window, upright central heating radiator, fitted wardrobes, television point, oak door to ensuite.

En Suite

6'7 x 5'9 (2.01m x 1.75m)

UPVC double glazed frosted window, heated towel rail, three piece suite comprising of dual flush WC, vanity top washbasin with mixer tap, L shape panelled bath with direct feed rainfall shower and rinse head with mixer tap, PVC elevations, extractor fan, marble tiled flooring.

Bedroom Two

20'11 x 9'6 (6.38m x 2.90m)

Two UPVC double glazed windows, central heating radiator, fitted storage with oak bifold door, integrated storage cupboard, television point.

Bedroom Three

11'8 x 10'5 (3.56m x 3.18m)

UPVC double glazed window, central heating radiator, television point.

Shower Room

7'2 x 7 (2.18m x 2.13m)

UPVC double glazed frosted window, heated towel rail, three piece suite comprising of dual flush WC, direct feed rainfall double walk in shower, vanity top washbasin with waterfall mixer tap, tiled elevations, spotlights, extractor fan, tiled flooring.

External

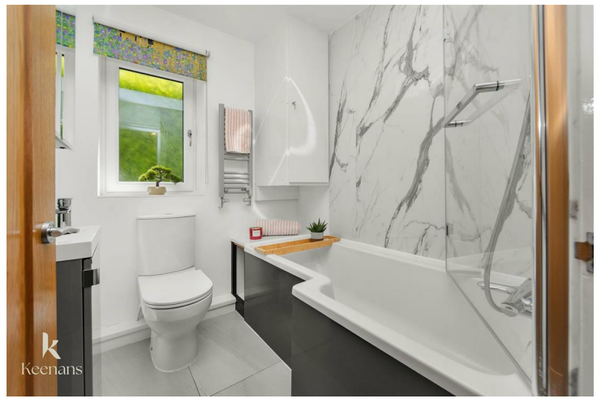
Front

Stone chip driveway with Indian stone paving, laid to lawn wrap around garden to rear.

Rear

Enclosed garden with laid to lawn, Indian stone paving, decking, bedding areas, stone chippings, private access to stream, woodland and field views.

















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