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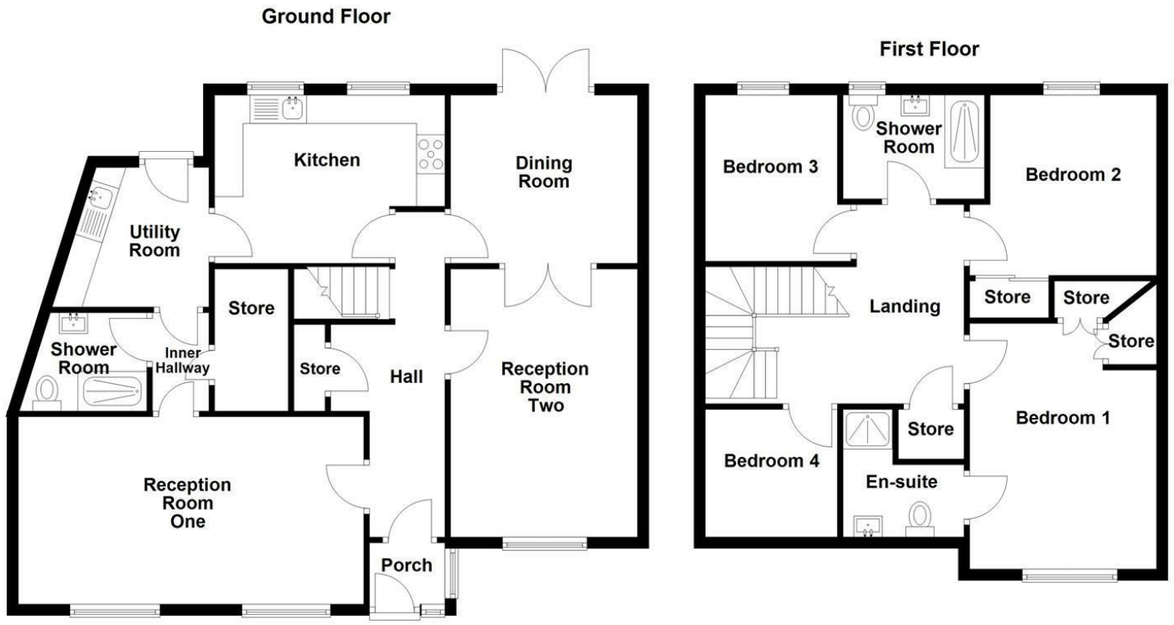

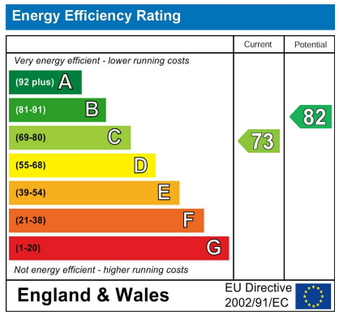

Stoneyhurst Height, Brierfield, BB9 OYB

Offers Over £300,000

AN EXQUISITE, EXTENDED DETACHED FAMILY HOME

Nestled in the tranquil Stoneyhurst Height area of Brierfield, Nelson, this outstanding detached house is a true gem, offering a perfect blend of modern living and spacious comfort. With four generously sized bedrooms and three well-appointed bathrooms, this property is ideal for a growing family seeking both space and convenience.

The home boasts two inviting reception rooms, providing ample areas for relaxation and entertainment. The versatile layout allows for the possibility of single-level living, catering to various lifestyle needs. Each room is adorned with neutral decor, creating a warm and welcoming atmosphere that is ready for you to move straight into.

Set within a desirable and peaceful estate, the property is surrounded by breathtaking views and features enviable gardens that enhance its charm. Ample off-road parking ensures that you and your guests will never be short of space.

Convenience is at your doorstep, with easy access to local bus routes, schools, hospitals, shops, and motorway links, making this location both practical and appealing. This home has been thoughtfully updated and extended to the highest standard, ensuring that it meets the demands of modern living while providing a comfortable sanctuary for its residents.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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Stoneyhurst Height, Brierfield, BB9 0YB

Offers Over £300,000

4 3 2 C

- Extended Detached Family Home
- Versatile Living Accommodation
- Off Road Parking
- Tenure - Freehold
- Four Generous Bedrooms
- Beautiful Gardens And Views
- EPC Rating - C
- Three Modern Bathrooms
- Sought After Quiet Estate
- Council Tax Band - D

Ground Floor

Entrance
UPVC double glazed door to porch.

Porch
4'4 x 3'7 (1.32m x 1.09m)

UPVC double glazed window, UPVC double glazed front door to hall.

Hall
17'3 x 8'4 (5.26m x 2.54m)

Central heating radiator, coving, smoke alarm, doors to reception room one, reception room two, dining room, kitchen, understairs storage cupboard, stairs to first floor.

Reception Room One
20 x 10'10 (6.10m x 3.30m)

Two UPVC double glazed windows, two central heating radiators, coving, gas modern fireplace, television point, door to inner hall.

Inner Hall
5'11 x 3'3 (1.80m x 0.99m)

Tiled flooring, doors to shower room and utility room.

Shower Room
7'9 x 5'8 (2.36m x 1.73m)

Chrome heated towel rail, three piece suite comprising of a dual flush WC, vanity top wash basin with mixer tap, double direct feed rainfall steam shower enclosure with Bluetooth sound system, extractor fan, feature wall light, tiled elevations, tiled flooring.

Utility Room
9'2 x 8'1 (2.79m x 2.46m)

UPVC double glazed frosted window, central heating radiator, a range of panelled wall and base units, granite effect surfaces, tiled splashbacks, stainless steel sink and drainer with mixer tap, plumbing for washing machine and dryer, tiled flooring, door to kitchen, UPVC double glazed frosted door to rear.

Kitchen
13'4 x 9'8 (4.06m x 2.95m)

Two UPVC double glazed windows, upright central heating radiator, a range of grey gloss wall and base units, granite effect surfaces, gloss splashbacks, inset stainless steel sink with mixer tap, three door rangemaster cooker with five ring gas hob and extractor hood, space for American style fridge freezer, integrated dishwasher, microwave, coving, spotlights, smoke alarm, tile effect vinyl flooring.

Reception Room Two
15'6 x 10'10 (4.72m x 3.30m)

UPVC double glazed window, central heating radiator, coving, gas living flame fire with marble effect hearth and surround, television point, double doors to dining room.

Dining Room
10'10 x 9'9 (3.30m x 2.97m)

Central heating radiator, coving, UPVC double glazed French doors to rear.

First Floor

Landing
13'4 x 10'4 (4.06m x 3.15m)

UPVC double glazed window, central heating radiator, coving, loft access, smoke alarm, doors to four bedrooms and shower room.

Bedroom One
14'10 x 10'10 (4.52m x 3.30m)

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

En Suite
7 x 5'4 (2.13m x 1.63m)

UPVC double glazed frosted window, central heating radiator, underfloor heating, three piece suite comprising of a dual flush WC, vanity top wash basin with mixer tap, direct feed shower enclosure, tiled elevations, extractor fan, coving, tiled flooring.

Bedroom Two
12'6 x 10'10 (3.81m x 3.30m)

UPVC double glazed window, central heating radiator, coving, television point, fitted wardrobes.

Bedroom Three
10'1 x 9'10 (3.07m x 3.00m)

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

Bedroom Four
7'8 x 7'1 (2.34m x 2.16m)

UPVC double glazed window, central heating radiator, coving.

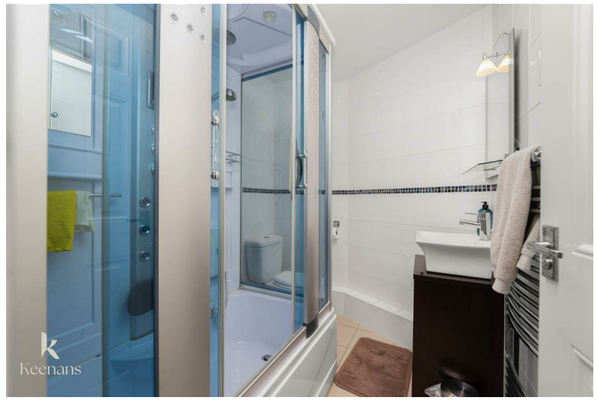
Shower Room
6'8 x 6 (2.03m x 1.83m)

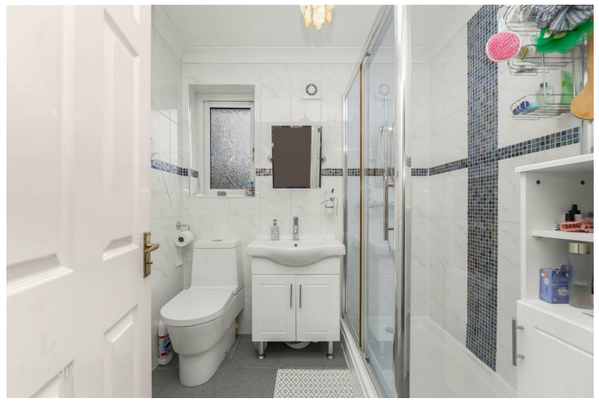
UPVC double glazed frosted window, central heating radiator, under floor heating, three piece suite comprising of dual flush WC, vanity top wash basin with mixer tap, double direct feed shower enclosure, tiled elevations, extractor fan, coving, tiled flooring.

External

Front
Laid to lawn garden with paving, mature shrubbery.

Rear
Laid to lawn garden with paving, bedding areas and mature shrubbery.





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