



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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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Oxford Drive, Blackburn, BB1 2DW

£229,950

IMPRESSIVE FOUR BEDROOM SEMI DETACHED FAMILY HOME

Welcome to Oxford Drive in Blackburn, this stunning four-bedroom extended semi-detached property is an exceptional family home that combines modern living with tasteful decor. The house has been thoughtfully renovated, offering a perfect blend of comfort and style.

As you enter, you are welcomed into a spacious lounge that provides an inviting atmosphere for relaxation and family gatherings. The modern, open plan kitchen/living area is a highlight of the home, designed for both functionality and aesthetics, making it an ideal space for cooking and entertaining. Additionally, a separate utility room and fourth bedroom provide practical solutions for busy family life or remote working.

The property boasts a convenient downstairs shower room, while the first floor features a well-appointed family bathroom, ensuring ample facilities for all family members. The low-maintenance rear garden is a delightful retreat, offering stunning views that enhance the outdoor experience.

For those who enjoy entertaining, the summer house is a fantastic addition, providing extra storage or a charming space for gatherings, complete with a bar for added enjoyment. The driveway offers off-road parking, ensuring convenience for residents and guests alike.

This property is not just a house; it is a home that promises comfort, style, and a wonderful lifestyle. With its prime location and impressive features, it is an opportunity not to be missed.

Oxford Drive, Blackburn, BB1 2DW
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4 2 1 D

- Exceptional Semi Detached Property
 - Spread Across Three Floors
 - Off Road Parking
 - EPC Rating D
- Four Bedrooms
 - Open Plan Living
 - Tenure Leasehold
- Two Bathrooms
 - Low Maintenance Rear Garden with Bar
 - Council Tax Band C

Ground Floor

Entrance Hall

10'2 x 5'11 (3.10m x 1.80m)
UPVC double glazed frosted front door, smoke detector, coving, central heating radiator, doors leading to reception room, kitchen/living area, understairs storage and stairs to first floor.

Reception Room

13'9 x 12'5 (4.19m x 3.78m)
UPVC double glazed window, central heating radiator, coving, media wall with television point, fitted storage, spotlights and shelving, log burner with stone effect split face tiles and stone hearth and wood effect flooring.

Open Plan Kitchen/Living Area

18'1 x 17'9 (5.51m x 5.41m)
Two UPVC double glazed windows, hardwood single glazed window, central heating radiator, coving, smoke detector, range of panelled wall and base units with granite work surfaces, tiled splashback, range cooker with five ring gas hob and extractor hood, stainless steel splashback, composite sink and drainer with mixer tap, integrated high rise microwave, integrated wine cooler, space for fridge freezer, integrated dishwasher, wood effect flooring and door to conservatory.

Conservatory

9'6 x 8'8 (2.90m x 2.64m)
UPVC double glazed windows, central heating radiator, wood effect flooring, door to inner hall and UPVC double glazed French doors to rear.

Inner Hall

3'1 x 2'11 (0.94m x 0.89m)
Wood effect flooring, doors leading to utility and bedroom four.

Utility

7'9 x 4'5 (2.36m x 1.35m)
UPVC double glazed frosted window, plumbing for washing machine, tiled flooring and UPVC double glazed frosted door to front.

Bedroom Four

12'10 x 7'4 (3.91m x 2.24m)
UPVC double glazed window, central heating radiator, wood effect flooring and door to shower room.

En Suite

7'4 x 3'0 (2.24m x 0.91m)
Two UPVC double glazed frosted windows, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, walk-in direct feed shower, coving, spotlights, PVC to ceiling, tiled elevations and tiled flooring.

First Floor

Landing

13'1 x 9'10 (3.99m x 3.00m)
UPVC double glazed window, UPVC double glazed frosted window, central heating radiator, fitted storage, doors leading to two bedrooms, bathroom and stairs to second floor.

Bedroom Two

13'1 x 10'1 (3.99m x 3.07m)
UPVC double glazed window, central heating radiator and coving.

Bedroom Three

10'3 x 6'7 (3.12m x 2.01m)
UPVC double glazed window, central heating radiator, coving and fitted wardrobe.

Bathroom

6'4 x 5'11 (1.93m x 1.80m)
UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, L-shaped panel bath with mixer tap, overhead direct feed rainfall shower and rinse head, PVC to ceiling, coving, tiled elevations and tiled flooring.

Second Floor

Bedroom One

18'9 x 12'10 (5.72m x 3.91m)
Two UPVC double glazed windows, two central heating radiators, loft access, coving and fitted wardrobes.

External

Rear

Enclosed garden with paving, pergola and access to summer house.

Summer House

17'8 x 6'6 (5.38m x 1.98m)
Power and lighting.

Front

Concrete driveway.

