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Reeds Close, Rossendale, BB4 8ND

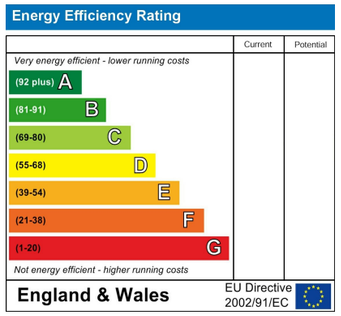
£399,950

EXQUISITE FIVE BEDROOM DETACHED HOME SITUATED ON A GREAT PLOT - NO CHAIN DELAY

Located in the sought-after area of Reedsholme (nr Crawshawbooth), this impressive five-bedroom detached house offers a perfect blend of space, comfort, and modern living. Set in a quiet cul de sac, the property boasts a beautifully landscaped garden, providing an ideal outdoor space for families and entertaining alike. The driveway accommodates multiple vehicles, complemented by a garage for added convenience.

Upon entering, you are greeted by two spacious reception rooms that offer versatility for both relaxation and entertaining. The heart of the home is undoubtedly the modern kitchen, which features fitted appliances and a dining area, creating a welcoming space for family gatherings. Adjacent to the kitchen, a separate utility room enhances practicality, while a bright conservatory invites natural light and offers a tranquil spot to unwind. The first floor comprises generously sized bedrooms, ensuring ample space for family members or guests. The property includes a well-appointed shower room and a family bathroom, catering to the needs of a busy household.

This home is not only designed for comfort but is also situated in a desirable location, making it an excellent choice for families seeking a vibrant community. Close to motorway networks for commuting. One of the standout features of this property is its proximity to local primary and secondary schools, making it an excellent option for families with children. The convenience of being within walking distance to the village of Crawshawbooth, shops and eateries. Educational facilities adds to the appeal, allowing for easy school runs and community engagement.



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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£399,950

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- Stunning Detached Property
- Modern Fitted Dining Kitchen
- Off Road Parking and Garage
- EPC Rating TBC
- Five Bedrooms
- Ample Living Space
- Tenure Freehold
- Two Bathrooms
- Gardens to Front and Rear
- Council Tax Band E

Ground Floor

Entrance Porch
5'11 x 3'8 (1.80m x 1.12m)

Composite front door, two UPVC double glazed windows, feature wall light, exposed stone elevation, tiled flooring and hardwood door to hall.

Hall
7'3 x 3'4 (2.21m x 1.02m)

Smoke detector, dado rail, doors leading to two reception rooms and stairs to first floor.

Reception Room One
14'0 x 12'0 (4.27m x 3.66m)

UPVC double glazed window, central heating radiator, coving, dado rail, gas fire with marble surround and door to kitchen/dining area.

Kitchen/Dining Area
15'10 x 10'4 (4.83m x 3.15m)

UPVC double glazed window, UPVC double glazed frosted window, central heating radiator, range of high gloss wall and base units with wood effect work surfaces, central island with breakfast bar, composite one and a half bowl sink and drainer with mixer tap, integrated high rise double oven, four ring induction hob and extractor hood, integrated fridge freezer, integrated dishwasher, spotlights, coving, pendant lighting, herringbone wood effect lino flooring, door to dining room and double doors to conservatory.

Conservatory
12'3 x 10'5 (3.73m x 3.18m)

Hardwood double glazed windows, polycarbonate roof and hardwood double glazed door to rear.

Reception Room Two
18'5 x 8'9 (5.61m x 2.67m)

UPVC double glazed window, central heating radiator, coving dado rail, wall mounted gas fire and door to dining room.

Dining Room
8'9 x 6'3 (2.67m x 1.91m)

UPVC double glazed window, central heating radiator, coving, base units with wood effect work surfaces, breakfast bar, wood panelled elevations, wood effect lino flooring and door to utility.

Utility
8'8 x 6'0 (2.64m x 1.83m)

UPVC double glazed window, coving, plumbing for washing machine, wood panelled elevation, wood effect lino flooring, door to garage and hardwood double glazed frosted door to rear.

Garage
18'5 x 9'2 (5.61m x 2.79m)

Power, lighting, boiler and up and over garage door.

First Floor

Landing
16'5 x 8'7 (5.00m x 2.62m)

Loft access, smoke detector, dado rail, doors leading to five bedrooms, bathroom and shower room.

Bedroom One
18'10 x 9'9 (5.74m x 2.97m)

Two UPVC double glazed windows, loft access, coving and fitted wardrobes.

Bedroom Two
12'0 x 9'8 (3.66m x 2.95m)

UPVC double glazed window, central heating radiator, coving, dado rail and fitted wardrobe.

Bedroom Three
12'0 x 8'8 (3.66m x 2.64m)

UPVC double glazed window, central heating radiator and dado rail.

Bedroom Four
10'5 x 9'5 (3.18m x 2.87m)

UPVC double glazed window, central heating radiator, dado rail and fitted wardrobe.

Bedroom Five
9'4 x 6'4 (2.84m x 1.93m)

UPVC double glazed window, central heating radiator and over stairs storage.

Shower Room
8'8 x 3'3 (2.64m x 0.99m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, wall mounted wash basin with mixer tap, direct feed shower enclosed, spotlights, tiled elevations and wood effect lino flooring.

Bathroom
6'8 x 6'3 (2.03m x 1.91m)

UPVC double glazed frosted window, central heating radiator, low basin WC, pedestal wash basin with traditional taps, panel bath with mixer tap and rinse head, partially tiled elevations and wood effect lino flooring.

External

Rear
Enclosed laid to lawn garden, paved patio and bedding.

Front
Block paved driveway, stone chippings, bedding and access to garage.

















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