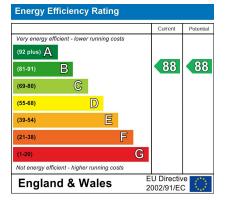
# KEENANS Sales & Lettings



All floorplans are for guidance only. Notto scale. Please check all dimensions and shapes before making any decisions relant upon their



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# Cherry Drive, Brockhall Village, BB6 8HJ Asking Price £660,000

This stunning property is a dream home for anyone looking for a spacious and modern family living with an open-plan kitchen/living/dining room and an enviable family room overlooking the rear garden, making this the perfect space for entertaining family and friends. The house is located in the private gated community of Brockhall Village, which provides security and privacy as well as the convenience of being handily located for accessing the amenities of the nearby Clitheroe, Blackburn, and Preston. The property is well-maintained and has been designed to perfection with five double bedrooms, two of which feature en suite shower rooms and walk-in wardrobes. The large windows allow plenty of natural light to flood the house, creating a warm and inviting atmosphere.

The property comprises briefly, to the ground floor: entrance into a welcoming hallway with stairs leading to the first floor and doors leading to the living room, a downstairs WC, and the gorgeous open-plan living/kitchen/dining room. This then leads to a utility room and family room. The utility room provides internal access to the garage. To the first floor is a landing with stairs leading to the second floor and doors providing access to four bedrooms and a four piece family bathroom suite. The main and second bedrooms both benefit from en suite shower rooms and walk-in-wardrobes. To the second floor is a generously sized fifth bedroom with a dressing area and a large storage room. Externally the property boasts a charming, enclosed rear laid to lawn garden with composite decking, Indian Stone paving and bedding areas. The front of the property boasts off-road parking for numerous vehicles leading to the integral garage.

For further information, or to arrange a viewing, please contact our Clitheroe team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansestateagents

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- Exceptional Detached Property
- Modern Bathroom & Two En Suites
- Off Road Parking & Garage
- EPC Rating: B

# **Ground Floor**

# **Entrance Hallway**

Composite double glazed front entrance door, spotlights, tiled flooring with underfloor heating, stairs to the first floor and doors to open plan living kitchen, reception room and WC.

# **Reception Room**

17'9 x 13'7 (5.41m x 4.14m)

UPVC double glazed window with fitted shutters, feature Evonics remote controlled fire, television point and oak flooring with underfloor

# WC

6'10 x 4'7 (2.08m x 1.40m)

UPVC double glazed frosted window, dual flush WC, wall mounted wash basin, illuminated mirror, spotlights and tiled flooring with

# **Open Plan Living Kitchen**

19' x 16'5 (5.79m x 5.00m)

UPVC double glazed window, range of high gloss and wood effect wall and base units with corian surfaces, centre island, stainless steel sink with drainer and mixer tap, double Neff oven, microwave oven and coffee machine in high rise units, four ring induction hob, extractor hood, integrated fridge freezer and dishwasher, spotlights, tiled flooring with underfloor heating and open to the living dining area (22'4 x 14'7) with two UPVC double glazed windows, spotlights, tiled flooring with underfloor heating and doors to utility and family room.

# **Utility Room**

17'4 x 7'2 (5.28m x 2.18m)

UPVC double glazed window, plumbing for washing machine, space for dryer, laminate worktop, spotlights, tiled flooring with underfloor heating, door to the garage and UPVC double glazed door to the side

# Garage

16'10 x 16'6 (5.13m x 5.03m)

# Family Room

20'9 x 17'8 (6.32m x 5.38m)

UPVC double glazed French doors and UPVC double glazed bifolding doors to the garden, spotlights and tiled flooring with

# **First Floor**

# Landing

UPVC double glazed frosted window, stairs to the second floor, spotlights and doors to four bedrooms and bathroom

# **Bedroom One**

18'4 x 15'6 (5.59m x 4.72m)

UPVC double glazed window, central heating radiator, television point, spotlights and doors to walk in wardrobe and en suite.

# Walk In Wardrobe

10'2 x 6'5 (3.10m x 1.96m)

- Set Over Three Floors
- Beautifully Presented With Neutral Finish
- Freehold

**En Suite** 

Contemporary Open Plan Living Kitchen

Enclosed laid to lawn garden with Indian stone paving, composite

Laid to lawn garden and driveway providing off road parking leading to

Enclosed Rear Garden With Composite Decking

Council Tax Band G

decking, raised bedding areas and a hot tub.

Rear

the garage.

7'9 x 6'5 (2.36m x 1.96m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin, corner direct feed shower unit, part PVC panelled elevations, extractor fan, spotlights and tile effect

# **Bedroom Two**

16'8 x 13'4 (5.08m x 4.06m)

UPVC double glazed window, central heating radiator, spotlights, television point and doors to walk in wardrobe and en suite.

# Walk In Wardrobe

5'9 x 5'4 (1.75m x 1.63m)

# En Suite

7'7 x 5'9 (2.31m x 1.75m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin, corner direct feed shower unit, illuminated mirror, spotlights, extractor fan and tile effect flooring.

# **Bedroom Three**

16'8 x 13'11 (5.08m x 4.24m)

UPVC double glazed window, central heating radiator and spotlights.

# **Bedroom Four**

17'9 x 13'5 (5.41m x 4.09m)

UPVC double glazed window, central heating radiator, spotlights and

# Bathroom

17'6 x 7'7 (5.33m x 2.31m)

UPVC double glazed frosted window, two central heating radiators, dual flush WC, vanity top wash basin, part freestanding oval bath, walk in direct feed shower unit, part tiled elevations, extractor fan, spotlights and tiled flooring.

# Second Floor

# Landing

UPVC double glazed window and door to bedroom five.

# **Bedroom Five**

20'4 x 18'8 (6.20m x 5.69m)

Central heating radiator, spotlights, wood effect flooring, open to the dressing area and door to storage.

# **Dressing Area**

7'8 x 6'4 (2.34m x 1.93m)

UPVC double glazed window and wood effect flooring.

# Storage

Wood effect flooring and access to further loft space.

# **External**

















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