



## Knowsley Road, Blackburn, BB1 9PN

### £850,000




#### THE PERFECT FAMILY HOME

Nestled on the tranquil Knowsley Road in Wilpshire, Blackburn, this remarkable four-bedroom detached house offers an impressive 2,874 square feet of luxurious living space. Originally built as a retirement home, this property has a rich history, having been acquired by Blackburn Rovers and once inhabited by the esteemed Roy Hodgson.

Set within expansive grounds and accessed via a private lane with gated entry, this home boasts an abundance of both indoor and outdoor space, making it an ideal sanctuary for families. The interiors are stylishly designed, featuring three spacious living areas that provide ample room for relaxation and entertainment. The open-plan kitchen is a chef's dream, equipped with the highest quality finishes that enhance both functionality and aesthetics.

With four generously sized double bedrooms and three well-appointed bathrooms, this property ensures comfort and convenience for all family members. The panoramic countryside views from the home add to its charm, creating a serene backdrop for everyday life.

Located in one of the most desirable areas, this home is just a stone's throw away from local village amenities, including shops, pubs, and a train station, offering excellent transport links to Blackburn and Clitheroe. This property has been a true credit to its current owner, who has transformed it into a luxurious family residence.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales 		

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- Outstanding Detached Property

■ Bursting with Character and Charm

■ Off Road Parking, Double Garage and External Gym

■ EPC Rating C

■ Four Bedrooms

■ Abundance of Living Space

■ Tenure Freehold

■ Three Bathrooms

■ Stunning Wraparound Gardens

■ Council Tax Band G

Ground Floor

Entrance Porch

8'3 x 6'7 (2.51m x 2.01m )

UPVC double glazed front door, UPVC double glazed windows, central heating radiator, spotlights, herringbone Karndeian flooring and hardwood single glazed door to hall.

Hall

19'5 x 12'3 (5.92m x 3.73m )

UPVC double glazed window, central heating radiator, coving, spotlights, smoke detector, herringbone Karndeian flooring, doors leading to reception room one, dining room, kitchen, WC and stairs to first floor.

Reception Room One

22'0 x 15'9 (6.71m x 4.80m)

UPVC double glazed windows, central heating radiator, coving, spotlights, living flame gas fire with limestone hearth and surround, television point, herringbone Karndeian flooring, open to dining room and UPVC double glazed sliding door to rear.

Dining Room

13'9 x 12'4 (4.19m x 3.76m )

UPVC double glazed windows, central heating radiator, spotlights, herringbone Karndeian flooring and UPVC double glazed door to rear.

WC

8'6 x 5'1 (2.59m x 1.55m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, wall mounted wash basin with mixer tap, integrated storage with boiler, tiled elevations, spotlights and herringbone Karndeian flooring.

Kitchen

22'0 x 14'5 (6.71m x 4.39m )

Two UPVC double glazed windows, two central heating radiators, range of high gloss wall and base units with Corian work surfaces, inset Corian one and a half bowl sink with high spout mixer tap, integrated high rise Neff oven, combi microwave and warming drawer, four ring electric hob, inset extractor hood, integrated American-style fridge freezer with water dispenser, integrated dishwasher, under unit lighting, central island, spotlights, herringbone Karndeian flooring, door to utility, open to reception room two and UPVC double glazed French doors to rear.

Utility

9'4 x 6'10 (2.84m x 2.08m)

Central heating radiator, spotlights, extractor fan, plumbing for washing machine, space for dryer, space for American-style fridge freezer, herringbone Karndeian flooring and UPVC double glazed door to rear.

Reception Room Two

22'0 x 12'11 (6.71m x 3.94m)

Three UPVC double glazed windows, two central heating radiators, spotlights, television point and herringbone Karndeian flooring.

First Floor

Landing

17'11 x 12'3 (5.46m x 3.73m )

Central heating radiator, spotlights, coving, smoke detector, doors leading to four bedrooms, bathroom and shower room.

Bedroom One

16'10 x 14'5 (5.13m x 4.39m )

UPVC double glazed window, central heating radiator, spotlights, eave storage and open to dressing room.

Dressing Room

12'10 x 12'9 (3.91m x 3.89m )

UPVC double glazed window, central heating radiator, spotlights and door to en suite.

En Suite

12'9 x 7'9 (3.89m x 2.36m)

UPVC double glazed frosted window, central heated towel rail, wall mounted wash basin with mixer tap, tiled panel bath with mixer tap and rinse head, dual flush WC, bidet, tiled elevations, extractor fan, spotlights and tiled flooring.

Bedroom Two

16'9 x 15'8 (5.11m x 4.78m)

UPVC double glazed window, central heating radiator, electric fire, spotlights and fitted wardrobes.

Bedroom Three

13'4 x 9'10 (4.06m x 3.00m)

UPVC double glazed window, central heating radiator, spotlights and fitted wardrobes.

Bedroom Four

13'4 x 7'7 (4.06m x 2.31m )

UPVC double glazed window, central heating radiator, spotlights and loft access.

Shower Room

8'4 x 7'6 (2.54m x 2.29m )

UPVC double glazed frosted window, central heated towel rail, dual flush WC, wall mounted wash basin with mixer tap, corner direct feed shower enclosed, bidet, tiled elevations, spotlights, extractor fan and pebble crazy paved flooring.

Bathroom

10'0 x 8'4 (3.05m x 2.54m )

UPVC double glazed frosted window, central heated towel rail, wall mounted wash basin with mixer tap, dual flush WC, tiled panel bath with mixer tap and rinse head, bidet, tiled elevations, spotlights, extractor fan and tiled flooring.

External

Rear

Wraparound laid to lawn garden with paving, bedding, patio areas, mature shrubbery and timber storage shed.

Front

Wraparound garden with patio areas, mature shrubbery, bedding, gated driveway and access to double garage and external gym.

External Gym

18'11 x 10'5 (5.77m x 3.18m )

Aluminium double glazed windows, power, lighting, wood effect laminate flooring and aluminium bi-folding doors.

Double Garage

20'1 x 17'8 (6.12m x 5.38m )

Two UPVC double glazed windows, power, lighting and electric up and over garage door.

