



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 85 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | 71 | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |

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



Broadtree Close, Mellor, BB2 7PW

£450,000

A SUPERB, SPACIOUS DETACHED FAMILY HOME

Welcome to this substantial detached family home located in the picturesque countryside of Broadtree Close, Mellor. This property is an ideal choice for a growing family seeking a spacious residence that they can personalise to create their dream home.

Boasting four well-proportioned bedrooms and two bathrooms, this house offers ample space for family living. The two reception rooms provide versatile areas for relaxation and entertainment, ensuring that there is room for everyone to enjoy their own space. The interior of the home flows beautifully, enhanced by an abundance of natural light that creates a warm and welcoming atmosphere throughout.

The serene garden is a true highlight, overlooking fields to the rear and featuring a vibrant array of flowering trees, shrubs, and plants. This outdoor space is perfect for family gatherings, children's play, or simply enjoying the tranquility of the countryside.

Conveniently situated, the property offers easy access to major commuter routes, making it an excellent choice for those who need to travel to nearby towns such as Clitheroe, Preston, and Blackburn. Local amenities are also within reach, ensuring that all your daily needs are met.

Broadtree Close, Mellor, BB2 7PW
£450,000

 4  2  2  C

- Spacious Detached Property
 - Fitted Kitchen With Appliances And Separate Utility
 - Off Road Parking And Large Garage
 - EPC Rating: C
- Four Generous Sized Bedrooms
 - Two Bathrooms
 - Tenure: Freehld
- Two Reception Rooms
 - Extensive Mature Gardens
 - Council Tax Band: F

Ground Floor

Porch

5'10 x 5'8 (1.78m x 1.73m)
UPVC double glazed entrance door, UPVC double glazed windows, Kamdean flooring and doors to reception room one and WC.

WC

5'8 x 5' (1.73m x 1.52m)
UPVC double glazed frosted window, central heated towel rail. spotlights, dual flush WC, wall mounted wash basin with mixer tap, part tiled elevation and Kamdean flooring.

Reception Room One

22'5 x 13'3 (6.83m x 4.04m)
Two UPVC double glazed windows, two central heating radiators, vaulted ceiling, wall inset living flame gas fire, TV point, stairs to first floor and open access to reception room two.

Reception Room Two

15'4 x 12'1 (4.67m x 3.68m)
UPVC double glazed window, central heating radiator, coving, door to kitchen and UPVC double glazed sliding doors to conservatory.

Conservatory

10'10 x 9'11 (3.30m x 3.02m)
Fully UPVC double glazed, pitched polycarbonate roof, ceiling fan, tiled effect flooring and UPVC double glazed French doors to rear.

Kitchen

12'5 x 10'11 (3.78m x 3.33m)
UPVC double glazed window, spotlights, high gloss wall and base units, quartz worktops, breakfast bar, integrated oven and grill in high rise unit, four burner gas hob, extractor hood, one and half bowl inset stainless steel sink with mixer tap and draining ridges, integrated dishwasher, integrated fridge freezer, integrated microwave, wood effect flooring and door to utility room.

Utility Room

10'11 x 7'2 (3.33m x 2.18m)
Two UPVC double glazed windows, base units, laminate worktops, stainless steel sink with draining board and traditional taps, plumbing for washing machine, space for dryer, boiler, wood effect flooring, door to garage and door to side.

Garage

17'6 x 13'10 (5.33m x 4.22m)
Three UPVC double glazed windows, remote up and over door.

First Floor

Landing

Storage cupboard, airing cupboard and doors to four bedrooms and bathroom.

Bedroom One

14'5 x 12'1 (4.39m x 3.68m)
Two UPVC double glazed windows, central heating radiator and open arch to en suite.

En Suite

7'8 x 2'4 (2.34m x 0.71m)
Vanity top wash basin with mixer tap, electric feed shower, tiled elevation and tiled floor.

Bedroom Two

13'9 x 13'4 (4.19m x 4.06m)
Two UPVC double glazed windows and central heating radiator.

Bedroom Three

10'11 x 10'5 (3.33m x 3.18m)
UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Four

9'5 x 7'11 (2.87m x 2.41m)
UPVC double glazed window, central heating radiator and fitted wardrobes.

Bathroom

7'11 x 7'2 (2.41m x 2.18m)
UPVC double glazed window, central heating radiator, low flush WC, pedestal wash basin with mixer tap, corner panel bath with mixer tap and rinse head and part tiled elevation.

External

Front

Laid to lawn garden, bedding areas and drive leading to garage.

Rear

Laid to lawn garden, greenhouse, bedding areas, paving, timber shed, mature trees, pond and countryside views.

