



## Strawberry Fields, Gisburn, BB7 4DQ

### £420,000

MODERN FOUR BEDROOM HOME IN GISBURN


Nestled in the charming area of Strawberry Fields, Gisburn, this stunning detached house offers a perfect blend of modern living and comfort. Built in 2016, this new build property spans an impressive 1,259 square feet, providing ample space for families of all sizes.

The home boasts four well-proportioned bedrooms, including a luxurious master suite complete with an ensuite bathroom, ensuring privacy and convenience. The generous reception room is ideal for both relaxation and entertaining, while the well-equipped kitchen and dining area overlook the beautifully maintained rear garden, which is laid to lawn and fully enclosed, making it a safe haven for children and pets alike.

Additional features include a convenient downstairs WC and a utility room adjacent to the kitchen, enhancing the practicality of daily living. The property also benefits from a garage and off-road parking, accommodating numerous vehicles with ease.

This delightful home in Strawberry Fields is not just a property; it is a sanctuary that offers a wonderful lifestyle in a picturesque setting. With its modern amenities and thoughtful design, it is an ideal choice for those seeking a contemporary family home in a tranquil yet accessible location.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>77</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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 4  2  1  C

- Impressive Detached Property
  - Contemporary Fitted Dining Kitchen
  - Ample Off Road Parking and Integral Double Garage
  - EPC Rating C
- Four Bedrooms
  - Immaculate Presentation Throughout
  - Tenure Leasehold
- Two Bathrooms
  - Spacious Rear Garden
  - Council Tax Band E

### Ground Floor

#### Entrance Hall

10'10 x 7'11 (3.30m x 2.41m)

Composite double glazed frosted front door, central heating radiator, wood effect flooring, doors leading to snug, reception room, kitchen/dining area, WC and stairs to first floor.

#### WC

5'9 x 3'10 (1.75m x 1.17m)

UPVC double glazed frosted window, vanity top wash basin with mixer tap, dual flush plate WC, partially tiled elevations and wood effect flooring.

#### Snug

8'1 x 6'10 (2.46m x 2.08m)

UPVC double glazed window and central heating radiator.

#### Reception Room

14'9 x 10'11 (4.50m x 3.33m)

Central heating radiator, wall mounted wood burning stove, television point, double doors to kitchen/dining area and UPVC double glazed French doors to rear.

#### Kitchen/Dining Area

21'9 x 14'4 (6.63m x 4.37m )

UPVC double glazed window, central heating radiator, range of wall and base units with wood effect work surfaces and upstands, stainless steel one and a half bowl sink and drainer with high spout mixer tap, integrated high rise oven, four ring gas hob and extractor hood, integrated fridge freezer, integrated dishwasher, breakfast bar, spotlights, wood effect flooring, doors to under stairs storage, utility and UPVC double glazed French doors to rear.

#### Utility

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

Central heating radiator, base units with solid wood work surfaces and upstands, stainless steel sink and drainer with mixer tap, plumbing for washing machine, space for under counter appliance, spotlights, extractor fan, wood effect flooring doors to side elevation and integral garage.

### First Floor

#### Landing

9'6 x 3'4 (2.90m x 1.02m )

Central heating radiator, loft access, smoke detector, doors leading to four bedrooms and family bathroom.

#### Bedroom One

13'9 x 11'2 (4.19m x 3.40m )

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

#### En Suite

6'4 x 3'9 (1.93m x 1.14m)

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

#### Bedroom Two

12'6 x 8'1 (3.81m x 2.46m )

UPVC double glazed window and central heating radiator.

#### Bedroom Three

9'10 x 8'10 (3.00m x 2.69m)

UPVC double glazed window and central heating radiator.

#### Bedroom Four

9'1 x 7'7 (2.77m x 2.31m )

UPVC double glazed window and central heating radiator.

#### Bathroom

7'8 x 5'5 (2.34m x 1.65m )

UPVC double glazed frosted window, central heating radiator, wall mounted wash basin with mixer tap, dual flush plate WC, wood panel bath with mixer tap and overhead direct feed shower, partially tiled elevations and wood effect flooring.

#### External

#### Rear

Enclosed laid to lawn garden with paving, garden office and stone chippings.

#### Garden office

9'5 x 5'8 (2.87m x 1.73m)

UPVC double glazed entrance door, hardwood double glazed window, oak flooring, fully insulated, power, broadband connections. and outside light.

#### Front

Laid to lawn, tarmac driveway for off road parking multiple vehicles and access to garage (with gable roof).

#### Side

Wrap around laid to lawn, leading to log store, veg patch and shed.



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