



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	79	85
England & Wales		
EU Directive 2002/91/EC		

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Elm Tree Grove, Old Langho, BB6 8HP

Offers Over £500,000

AN IMPRESSIVE DETACHED FAMILY HOME

Welcome to this stunning detached house located in the highly sought-after private gated community of Brockhall Village, Elm Tree Grove, Old Langho. This beautifully presented home boasts an abundance of natural light and is decorated throughout in neutral tones, creating a warm and inviting atmosphere.

The property features two spacious reception rooms, perfect for both entertaining guests and enjoying family time. With four well-appointed bedrooms, including a luxurious ensuite in the main bedroom, this home is ideal for families seeking comfort and convenience. Additionally, two of the bedrooms share a cleverly designed Jack and Jill ensuite, ensuring that everyone has easy access to modern facilities.

The heart of the home is the open plan kitchen diner, which is both stylish and functional. French doors lead seamlessly to the gorgeous landscaped rear garden, where you can enjoy delightful views of Pendle Hill. This outdoor space is perfect for children to play or for hosting summer gatherings with friends and family.

Situated in a prime location, this property offers easy access to major commuter routes, making it an excellent choice for those who travel to nearby towns such as Clitheroe, Longridge, and Blackburn.

In summary, this exceptional home combines modern living with a tranquil setting, making it a perfect choice for families looking to settle in a vibrant community. Don't miss the opportunity to make this beautiful

Elm Tree Grove, Old Langho, BB6 8HP

Offers Over £500,000

 4  3  2  C

- Outstanding Detached Property
- Open Plan Dining Kitchen
- Ample Off Road Parking and Garage
- EPC Rating C
- Four Bedrooms
- Highest Presentation Throughout
- Tenure Freehold
- Three Bathrooms
- Impressive Rear Garden
- Council Tax Band F

Ground Floor

Entrance Hall

17'8 x 8'10 (5.38m x 2.69m)
Hardwood double glazed frosted front door, central heating radiator, wood panelled elevations, parquet wood effect flooring, doors leading to utility, two reception rooms, kitchen, WC and stairs to first floor.

Utility

9'4 x 7'10 (2.84m x 2.39m)
Central heating radiator, wall and base units with laminate work surfaces, stainless steel sink and drainer with mixer tap, plumbing for washing machine, tiled flooring and door to garage.

Garage

15'11 x 8'11 (4.85m x 2.72m)
Power, electric and roller shutter door.

Reception Room Two

12'9 x 11'7 (3.89m x 3.53m)
UPVC double glazed bay window, central heating radiator, coving, parquet wood effect flooring and double doors to reception room one.

Reception Room One

20'7 x 12'3 (6.27m x 3.73m)
Two central heating radiators, coving, cast iron log burner with flag hearth, television point, parquet wood effect flooring and UPVC double glazed sliding door to rear.

WC

6'3 x 3'10 (1.91m x 1.17m)
Dual flush WC, wall mounted wash basin with mixer tap, partially tiled elevations, extractor fan and vinyl flooring.

Kitchen/Dining Area

24'6 x 13'3 (7.47m x 4.04m)
UPVC double glazed window, two central heating radiators, range of wall and base units with granite work surfaces, Stoves cooker with seven ring gas hob and extractor hood, stainless steel splashback, inset stainless steel sink with integrated draining ridges and mixer tap, integrated dishwasher, full height fridge and freezer, spotlights, tiled flooring and UPVC double glazed French doors to rear.

First Floor

Landing

Loft access, smoke detector, central heating radiator, wood panelled elevation, doors leading to four bedrooms, family bathroom and airing cupboard.

Bedroom One

15'0 x 12'9 (4.57m x 3.89m)
UPVC double glazed window, central heating radiator, fitted wardrobes and door to en suite.

En Suite

6'8 x 6'1 (2.03m x 1.85m)
UPVC double glazed frosted window, dual flush WC, vanity top wash basin with mixer tap, direct feed shower, PVC panelled elevations, extractor fan, spotlights and vinyl flooring.

Bedroom Two

10'11 x 10'0 (3.33m x 3.05m)
UPVC double glazed window, central heating radiator and door to Jack & Jill en suite.

Jack & Jill En Suite

8'6 x 4'7 (2.59m x 1.40m)
Central heated towel rail, low basin WC, pedestal wash basin with traditional taps, direct feed rainfall shower with rinse head, PVC panelled elevations, spotlights, extractor fan, vinyl flooring and door to bedroom three.

Bedroom Three

9'8 x 8'4 (2.95m x 2.54m)
UPVC double glazed window, central heating radiator and door to Jack & Jill en suite.

Bedroom Four

11'0 x 8'9 (3.35m x 2.67m)
UPVC double glazed window, central heating radiator and fitted wardrobes.

Bathroom

8'11 x 7'5 (2.72m x 2.26m)
UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, double panel bath with mixer tap and rinse head, partially tiled elevations, extractor fan, spotlights and tiled effect flooring.

External

Rear

Enclosed garden with laid to lawn, paving and raised beds with gravel chippings.

Front

Laid to lawn garden, tarmac driveway, access to garage and garage store.



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