



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

Kelbrook Road, Barnoldswick, BB18 5TD

£600,000

AN EXCEPTIONAL SEVEN BEDROOMED DETACHED FAMILY HOME

With beautifully presented and spacious accommodation set over three floors, this impressively sized, well maintained seven bedroom detached property is being proudly welcomed to the market in a highly regarded area of Barnoldswick. Situated on an impressive plot with an abundance of outdoor space with the potential to extend or create an additional dwelling, this property has everything a growing family could ever need. With seven generously sized bedrooms, two of which benefit from en-suite facilities, three reception rooms, a bright and airy conservatory, a fitted kitchen and a separate utility, wrap around gardens, a sweeping driveway with ample off-road parking, this property is conveniently situated close for accessing good schools, local amenities and network links to Colne, Skipton and Clitheroe. The property comprises briefly; a welcoming entrance hallway provides a staircase which leads to the lower ground floor, a staircase to the first floor, and doors lead to two spacious reception rooms, dining room, kitchen and to the bathroom. The kitchen provides access through to a utility room whilst the dining room leads to a spacious conservatory. The first floor landing has doors to four generously sized bedrooms and to a modern three piece bathroom. The main bedroom leads to an en suite shower room. The lower ground floor provides access to three double bedrooms with the fifth bedroom benefitting from an en-suite bathroom.

Externally there is an impressive wrap around garden with laid to lawn, patio, bedding, woodland areas, a private driveway, ample off road parking and access to the cellar. The property benefits from two access points both from the main road with gated parking to the rear.

For further information, or to arrange a viewing, please contact our Pendle office at your earliest convenience.

Kelbrook Road, Barnoldswick, BB18 5TD

£600,000

 7  4  3  D

- Detached Family Home
- Set Over Three Floors
- Conservatory
- Seven Bedrooms
- Wrap Around Gardens
- Lots Of Potential
- Two En-Suite's
- Driveway & Ample Off-Road Parking
- Sought After Area

Ground Floor

Entrance

UPVC double glazed frosted door leads to the hall.

Hall

19'6 x 10'4 (5.94m x 3.15m)

Stairs to the lower ground floor, stairs to the first floor, central heating radiator, coving to the ceiling, wood effect flooring and doors lead to the bathroom, kitchen, dining room and to two reception rooms.

Reception Room One

16'6 x 16'3 (5.03m x 4.95m)

Three UPVC double glazed windows, central heating radiator, two feature wall lights, exposed beams, gas fire, television point and wood effect flooring.

Reception Room Two

17'4 x 11'2 (5.28m x 3.40m)

Central heating radiator, cornice coving to the ceiling, television point, two feature wall lights, wood effect flooring, UPVC double glazed sliding doors lead to the rear and an opening leads to the utility.

Kitchen

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

UPVC double glazed window, central heating radiator, a range of wood effect wall and base units, granite effect work surfaces, tiled splash-backs, composite one and half sink, drainer and mixer tap, integrated double electric oven with a five ring gas hob, extractor hood, coving to the ceiling, tiled flooring, UPVC double glazed patio doors lead to the rear and a door leads to the utility room.

Utility Room

10'2 x 6'3 (3.10m x 1.91m)

UPVC double glazed frosted window, stainless steel sink, drainer and mixer tap, plumbing for a washing machine, space for a tumble dryer, extractor fan, boiler, tiled flooring and a UPVC double glazed frosted door leads to the side.

Bathroom

14'3 x 6' (4.34m x 1.83m)

UPVC double glazed frosted window, chrome heated towel rail, three piece suite comprises: Mr and Mrs wash basins with traditional taps, low base WC, a panelled double bath with mixer tap, part-tiled elevations, coving to the ceiling, spotlights and tiled flooring.

Dining Room

12'4 x 11'7 (3.76m x 3.53m)

Central heating radiator, coving to the ceiling, wood effect flooring, UPVC double glazed sliding doors lead to the front and a door leads to the conservatory.

Conservatory

17'9 x 17'5 (5.41m x 5.31m)

UPVC double glazed window, central heating radiator, poly-carbonate roof, electric fire with a tiled hearth and surround, ceiling fan and UPVC double glazed patio doors lead to the front.

First Floor

Landing

10'1 x 4'6 (3.07m x 1.37m)

Velux window, central heating radiator, smoke alarm and doors lead to the bathroom and to four bedrooms.

Bedroom One

17'1 x 12'5 (5.21m x 3.78m)

Velux window, UPVC double glazed window, central heating radiator, fitted wardrobes and access to the en-suite.

En-Suite

9'6 x 6'9 (2.90m x 2.06m)

UPVC double glazed frosted window, central heating radiator, three piece suite comprises: electric fed shower enclosure, dual flush WC, pedestal wash basin with mixer tap, part-tiled elevations, spotlights and tiled flooring.

Bedroom Two

11'11 x 11'9 (3.63m x 3.58m)

UPVC double glazed window and a central heating radiator.

Bedroom Three

13'10 x 9'6 (4.22m x 2.90m)

UPVC double glazed window, upright central heating radiator and fitted storage.

Bedroom Four

9'9 x 8'5 (2.97m x 2.57m)

UPVC double glazed window and a central heating radiator.

Bathroom

10'2 x 6'2 (3.10m x 1.88m)

Velux window, chrome heated towel rail, three piece suite comprises: dual flush WC, pedestal wash basin with waterfall mixer tap, a panelled bath with direct feed shower, fully-tiled elevations and tile effect flooring.

Lower Ground Floor

Hall

9'2 x 9'1 (2.79m x 2.77m)

UPVC double glazed window, central heating radiator, spotlights, wood effect flooring, UPVC double glazed frosted door leads to the rear and doors lead to three bedrooms.

Bedroom Five

13'8 x 12' (4.17m x 3.66m)

UPVC double glazed sliding doors lead to the rear, spotlights, wood effect flooring and a door leads to the en-suite.

En-Suite

13'8 x 6'1 (4.17m x 1.85m)

UPVC double glazed frosted window, chrome heated towel rail, three piece suite comprises: dual flush WC, vanity top wash basin with waterfall mixer tap, a panelled bath with mixer tap, boiler, fully-tiled elevations, spotlights and tiled flooring.

Bedroom Six

16'10 x 11'9 (5.13m x 3.58m)

UPVC double glazed frosted window, central heating radiator and a door leads bedroom seven.

Bedroom Seven

13' x 9'1 (3.96m x 2.77m)

UPVC double glazed frosted window and a central heating radiator.

External

An impressive extensive wrap around garden with laid to lawn, patio, bedding, woodland areas, a private driveway, ample off-road parking and access to the cellar. The property benefits from two access points both from the main road with gated parking to the rear.

