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BB12 7QE

Buckingham Drive, Read
Offers In The Region Of £465,000

• Recently Replaced Roof • Integral Double Garage, Driveway & EV Charging Point • Situated On A Quiet Residential Estate In Read • Spacious Four Bedroom Detached Family Home • Generous Living Room / Dining Area • Principal Bedroom With En-Suite Shower Room • Attractive Enclosed Rear Garden With Generous Patio

Situated on a quiet residential estate in the desirable village of Read, this well-presented four-bedroom detached family home offers spacious and versatile accommodation arranged over two floors, complemented by a double garage, driveway parking and an attractive enclosed rear garden. The property has also recently benefited from a new roof and features an EV charging point to the front, adding further appeal for prospective purchasers.

The ground floor accommodation begins with an entrance leading to a hallway and convenient WC. A generous living room and dining area extends from the front to the rear of the property, providing an inviting space for both relaxing and entertaining, with a bay window to the front and a feature fireplace. The adjoining kitchen is fitted with contemporary shaker-style units, integrated cooking appliances and complementary worktops. A separate sitting room, currently used as a home office, offers additional flexibility for family life and benefits from direct access to the rear garden.

To the first floor are four bedrooms, three of which are comfortable doubles with fitted bedroom furniture providing useful storage. The principal bedroom benefits from its own en-suite shower room, whilst the remaining bedrooms are served by a well-appointed family bathroom.

Externally, the property enjoys a lawned front garden with established planting, a driveway providing off-road parking and an integral double garage. To the rear is a particularly appealing enclosed garden featuring a generous paved patio, lawn and established trees and shrubs, creating an enjoyable outdoor space for families and entertaining.

Occupying a pleasant position within the popular Ribble Valley village of Read, the property combines generous family accommodation with a well-established residential setting and convenient access to surrounding towns and local amenities.

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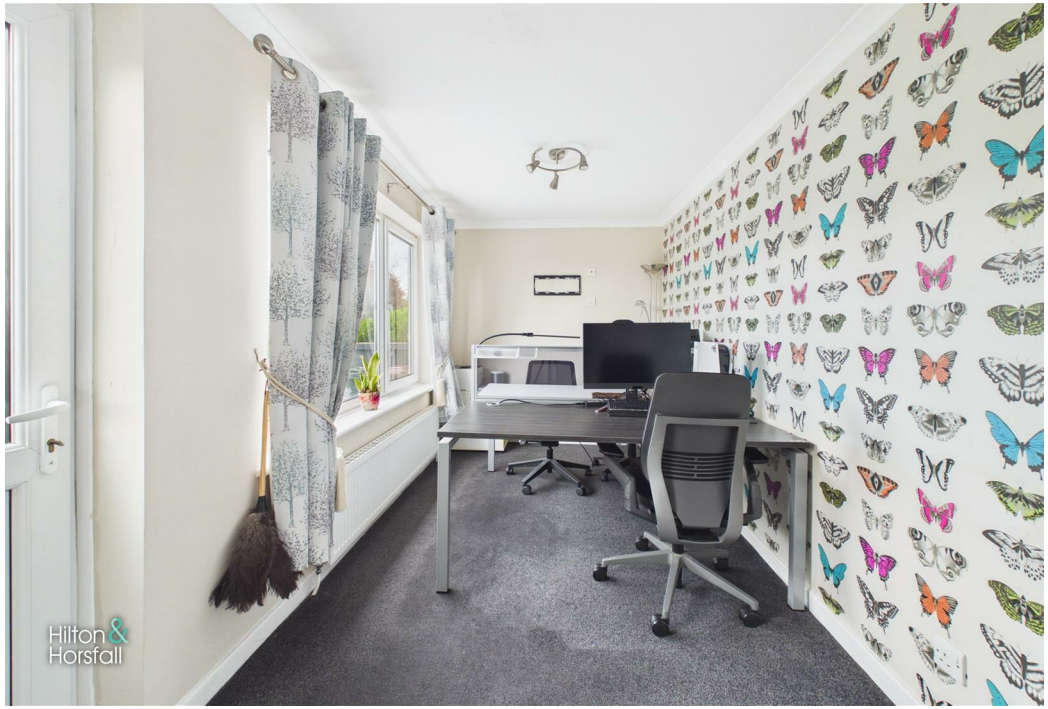
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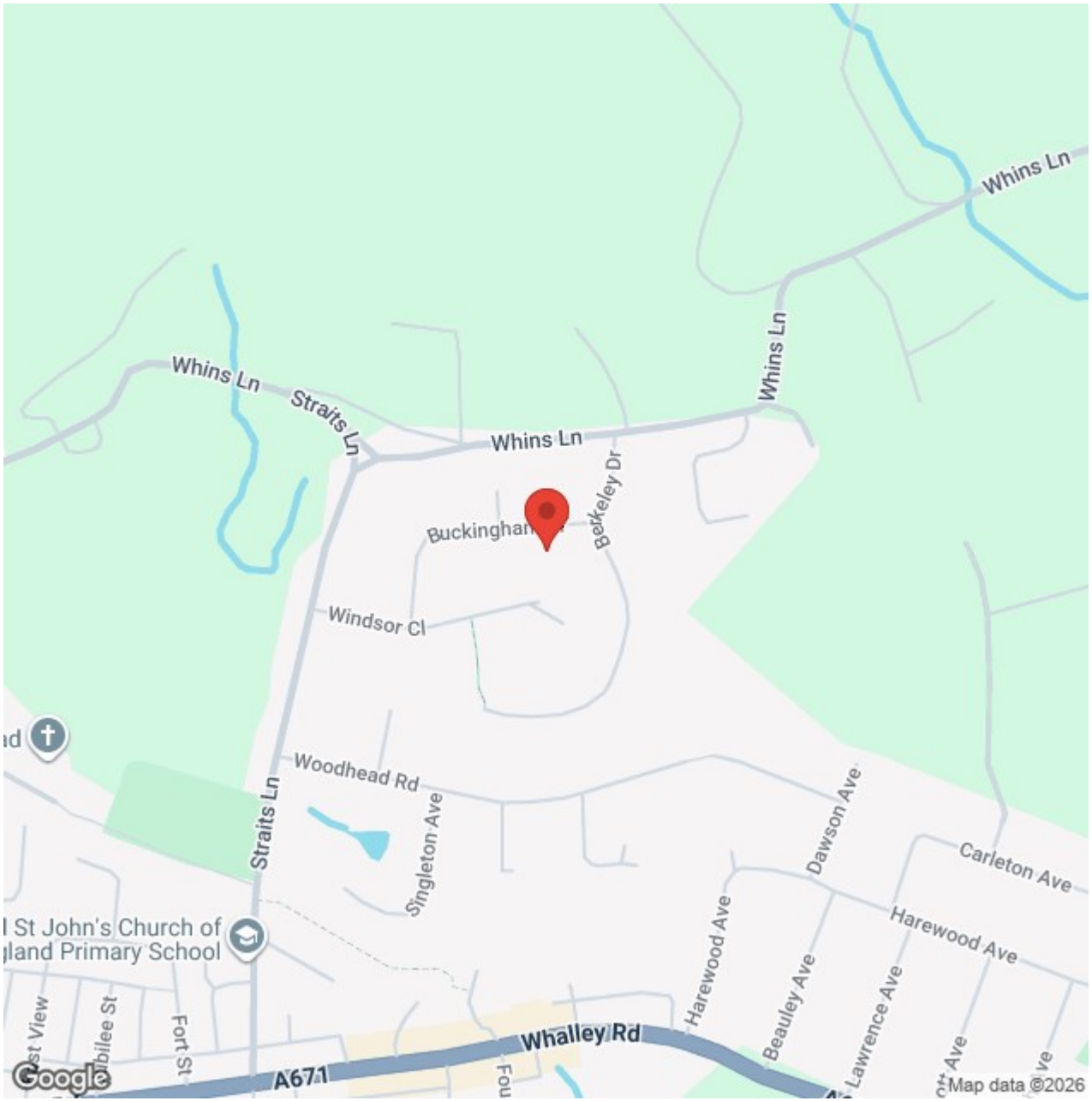
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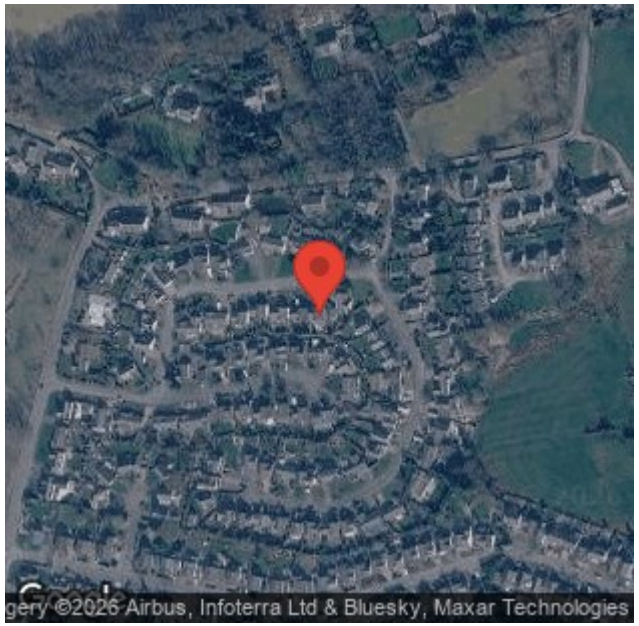
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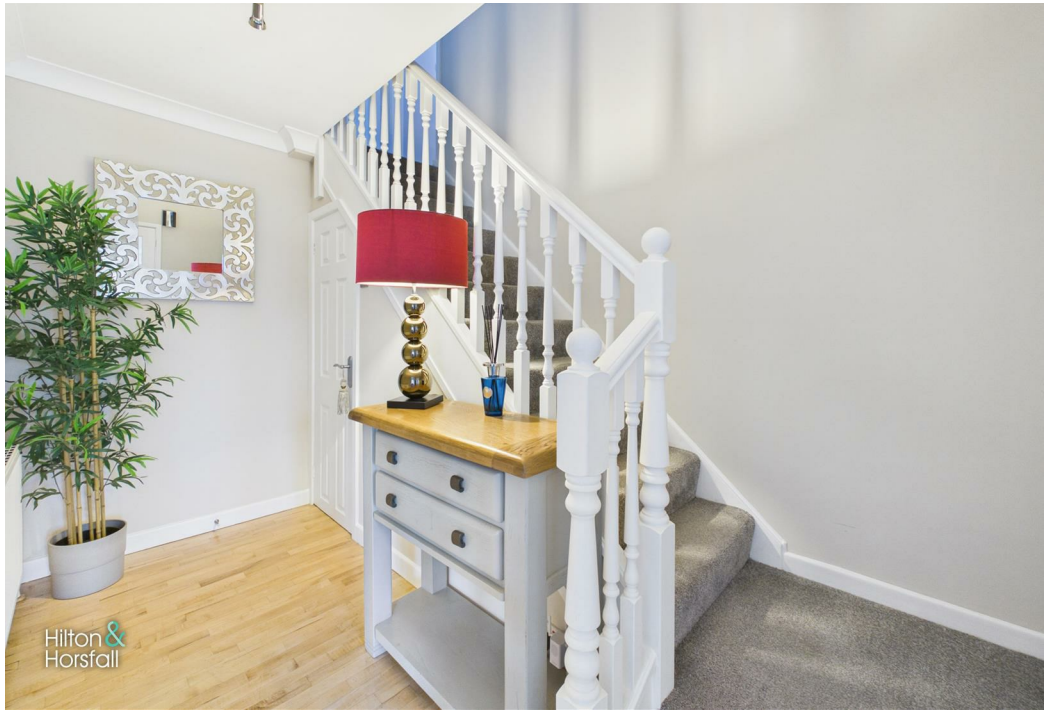
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Lancashire

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GROUND FLOOR

ENTRANCE
Accessed via the front entrance door, providing access to the ground floor WC and inner hallway.

GROUND FLOOR WC
Fitted with a two-piece suite comprising a low-level WC and a wash hand basin set within a vanity unit with cupboard storage beneath. Featuring tiled walls with a decorative border, wood-effect flooring, an extractor fan and a frosted window providing natural light.

HALLWAY
A welcoming hallway featuring wood-effect flooring, neutral décor and a staircase with white-painted spindles and a fitted carpet, leading to the first floor. There is useful understairs storage, a central heating radiator and access to the ground floor accommodation.

LIVING ROOM / DINING AREA 9'4" x 24'2" (2.86m x 7.37m)
A spacious and versatile reception room offering ample space for comfortable seating and dining furniture. Featuring a decorative fireplace with a stone-effect surround and inset gas fire, fitted carpeting, coving to the ceiling and central heating radiators. A large bay window to the front provides plenty of natural light, whilst a further window overlooks the rear garden. An open archway connects the two areas, creating a pleasant flow between the living and dining spaces, with glazed double doors providing access to the hallway.

KITCHEN 9'9" x 9'10" (2.99m x 3.02m)
A well-presented kitchen fitted with a range of contemporary shaker-style wall and base units in a soft blue finish, complemented by wood-effect worktops and tiled splashbacks. Incorporating a one-and-a-half bowl sink with mixer tap, an integrated electric oven and grill, an electric hob with a contemporary extractor hood above and additional open shelving. Further features include wood-effect flooring, a window overlooking the rear garden and access to both the living room/dining area and the sitting room/study.

SITTING ROOM / STUDY 15'0" x 7'1" (4.58m x 2.18m)
A versatile additional reception room, currently utilised as a home office, offering flexibility for use as a sitting room, study or playroom. Featuring fitted carpeting, a central heating radiator and a window overlooking the rear garden, allowing plenty of natural light. A glazed external door provides direct access to the rear patio and garden, making this a practical space for everyday family living.

INTEGRAL GARAGE 15'4" x 16'6" (4.68m x 5.04m)
A generously proportioned integral double garage, accessed from the front via an electric roller shutter door. Featuring a concrete floor, exposed blockwork walls, power and lighting, with ample space for storage, workshop equipment or other practical uses. There is also space and plumbing for laundry appliances.

FIRST FLOOR / LANDING
A carpeted first floor landing featuring neutral décor and a white-painted balustrade overlooking the staircase. Providing access to all four bedrooms and the family bathroom, with a useful built-in storage cupboard.

BEDROOM ONE 12'5" x 13'9" (3.80m x 4.20m)
A spacious and well-presented double bedroom featuring an extensive range of fitted wardrobes, overhead storage cupboards, bedside units and a matching dressing table with drawer storage. The room benefits from neutral décor, fitted carpeting, ceiling coving, inset spotlighting and a central heating radiator. A large window to the rear provides natural light and pleasant views towards the surrounding greenery, whilst a door provides access to the private en-suite shower room.

ENSUITE SHOWER ROOM 3'0" x 9'2" (0.92m x 2.80m)
Fitted with a three-piece suite comprising a shower enclosure with glazed sliding door, a wall-mounted wash hand basin and a low-level WC. Further features include a chrome heated towel rail, wall-mounted mirror, tiled flooring and neutral décor.

BEDROOM TWO 11'6" x 12'2" (3.53m x 3.71m)
A generously proportioned double bedroom featuring a range of fitted wardrobes, overhead storage cupboards and matching drawer units, providing ample storage space. The room benefits from wood-effect flooring, neutral décor, ceiling coving and a central heating radiator. A large window to the front allows plenty of natural light and overlooks the front garden and surrounding residential area.

BEDROOM THREE 11'5" x 11'9" (3.49m x 3.60m)
A well-proportioned double bedroom featuring a range of fitted wardrobes with mirrored doors, overhead storage cupboards, bedside units and additional drawer storage. The room benefits from wood-effect flooring, neutral décor, ceiling coving and a central heating radiator. A large window to the rear provides natural light and pleasant views towards the surrounding greenery.

BEDROOM FOUR 7'10" x 7'10" (2.41m x 2.40m)
A well-presented single bedroom featuring fitted carpeting, neutral décor, ceiling coving and a central heating radiator. A window to the front provides natural light and pleasant views towards the surrounding greenery. The room offers space for a single bed and bedroom furniture, making it ideal for use as a child's bedroom, nursery or home office.

BATHROOM 7'9" x 7'9" (2.37m x 2.37m)
A well-appointed family bathroom fitted with a three-piece suite comprising a P-shaped panelled bath with overhead rainfall shower and curved glazed screen, a wash hand basin set within a vanity unit and a low-level WC. The fitted vanity furniture provides useful cupboard storage and worktop space. Further features include tiled walls with a decorative border, contrasting tiled flooring, a chrome heated towel rail, recessed ceiling spotlights and a frosted window to the rear providing natural light and privacy.

360 DEGREE VIRTUAL TOUR
https://tour.giraffe360.com/buckinghamdriveread

LOCATION
Buckingham Drive is situated within an established residential development in the popular village of Read, in the Ribble Valley. The village and neighbouring Simonstone offer a range of everyday amenities, including local shops, a pharmacy, post office facilities and primary schools, together with recreational facilities and access to the surrounding countryside. Read is conveniently positioned along the A671, providing road connections towards Whalley, Clitheroe, Padiham and Burnley, whilst the wider motorway network is accessible via the M65. Nearby Whalley offers further independent shops, restaurants and amenities, with additional shopping, leisure and employment facilities available in the surrounding towns. The location offers an appealing balance of village surroundings and accessibility, making it a popular choice for those seeking a family home in the Ribble Valley.

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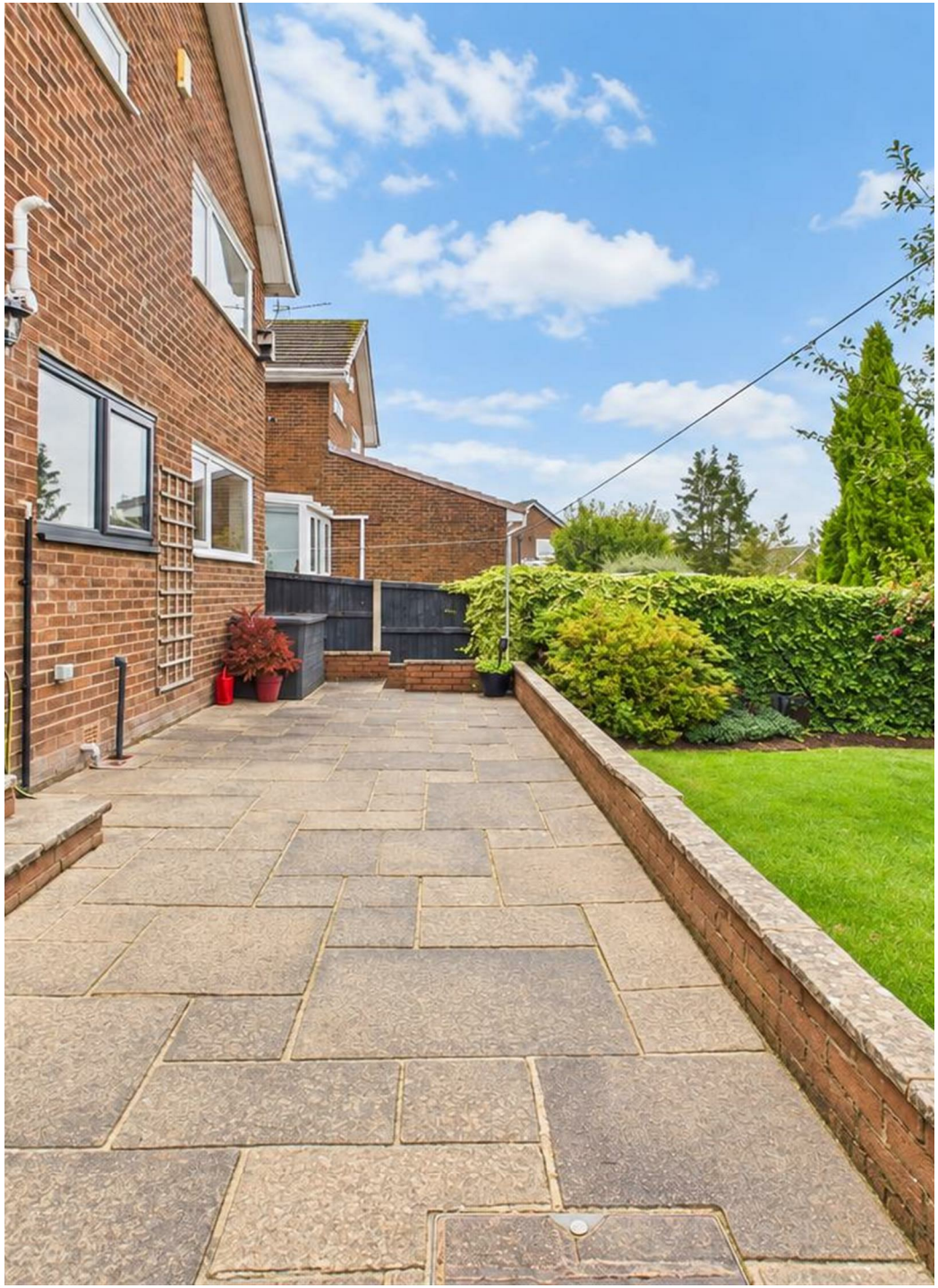
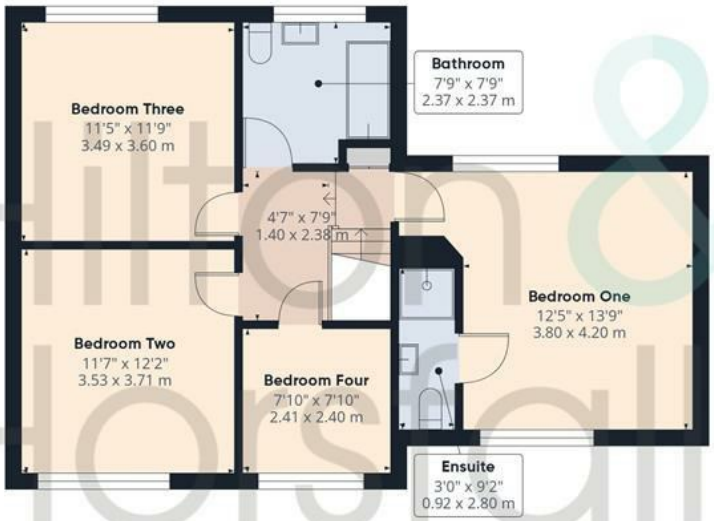


OUTSIDE

To the front of the property is an attractive lawned garden with established shrubs and planted borders, together with a driveway providing off-road parking and access to the integral double garage, which benefits from an electric roller shutter door. An EV charging point is also installed to the front of the house. To the rear is a good-sized enclosed garden, featuring a generous paved patio area providing ample space for outdoor seating, dining and entertaining. Steps lead down to a lawned garden bordered by a variety of established shrubs, trees and planting, creating a pleasant setting with greenery and a degree of privacy. The rear garden provides an appealing outdoor space for both families and those who enjoy spending time outside.

Ground Floor



Floor 1

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Approximate total area(1)

1506 ft²

140 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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