



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(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.

## Springbank Gardens, Goodshawfold, BB4 8UH Offers In The Region Of £550,000

OUTSTANDING FIVE BEDROOM DETACHED HOME WITH IMPRESSIVE GARDENS

Introducing the epitome of luxury living is this stunning five bedroom detached property in the sought after location of Goodshawfold, Loveclough. This home offers the perfect blend of space, elegance and comfort. Stepping inside, you are greeted by a spacious kitchen which is a perfect hub for family gatherings or social events. The addition of a utility room ensures practicality and convenience. The reception room which is open to the dining area oozes sophistication and warmth benefitting from the living flame gas fire and bi-folding doors leading out to the rear garden - the perfect setting for relaxation. Each of the five bedrooms offer ample space with the main bedroom featuring an en suite. The well-lit family bathroom has a spacious layout with high quality fixtures and fittings including underfloor heating. The extensive tiered rear garden is south facing and is a fantastic space for entertaining. This beautiful home is truly not one to be missed!

Comprising briefly to the ground floor, entrance via the hallway which has doors leading to the kitchen/dining area, WC, the main reception room which is open to the dining area and a second reception room. Both reception rooms have doors leading to the rear of the property. The kitchen has access to the utility. To the first floor, is a spacious landing with doors leading to five bedrooms and a newly renovated bathroom. The main bedroom has access to an en suite. Externally, to the rear is a tiered garden which boasts an abundance of blossoming bedding areas, composite decked patio, artificial lawn, views across surrounding countryside and a natural spring running through. To the front there is an artificial lawn with bedding, a driveway providing off road parking for multiple vehicles and access to a large detached garage.

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

# Springbank Gardens, Goodshawfold, BB4 8UH

## Offers In The Region Of £550,000



- Exquisite Detached Property
- Immaculate Presentation Throughout
- Off Road Parking and Detached Garage
- EPC Rating C
- Five Bedrooms
- Contemporary Fitted Kitchen
- Tenure Freehold
- Two Modern Bathrooms
- Stunning Extensive Rear Gardens
- Council Tax Band F

### Ground Floor

#### Entrance Hall

17'6 x 5'2 (5.33m x 1.57m)

UPVC front door, central heating radiator, coving to ceiling, doors leading to kitchen, two reception rooms, WC and stairs to first floor.

#### Kitchen

17 x 9'1 (5.18m x 2.77m )

UPVC double glazed window, central heating radiator, range of wall and base units, solid oak worktops, one and a half bowl ceramic sink and drainer with mixer tap, integrated high rise Samsung oven and grill, five ring induction hob and extractor hood, tiled splashbacks, integrated dishwasher, tiled flooring and door to utility.

#### Utility

9'8 x 4'7 (2.95m x 1.40m)

UPVC double glazed window, central heating radiator, range of wall and base units, solid oak worktops, ceramic sink and drainer with mixer tap, tiled splashbacks, plumbing for washing machine and dryer, space for fridge freezer, boiler and tiled flooring.

#### Reception Room One

27'5 x 13'5 (8.36m x 4.09m )

UPVC double glazed window, two central heating radiators, six feature wall lights, coving to ceiling, living flame gas fire with stone surround, hearth and mantelpiece, engineered oak flooring, open to dining area and bi-folding doors leading out to rear.

#### Reception Room Two

14'7 x 9'5 (4.45m x 2.87m )

Central heating radiator, coving to ceiling, television point and UPVC double glazed French doors to rear.

#### WC

6 x 3'1 (1.83m x 0.94m )

UPVC double glazed frosted window, central heating radiator, coving to ceiling, low base WC, pedestal wash basin with traditional taps, part tiled elevations and tiled effect flooring.

### First Floor

#### Landing

UPVC double glazed window, central heating radiator, doors leading to five bedrooms and bathroom.

#### Bedroom One

14'5 x 12'8 (4.39m x 3.86m)

Two UPVC double glazed windows, two central heating radiators, coving to ceiling, fitted wardrobes and door to en suite.

#### En Suite

9'4 x 4 (2.84m x 1.22m )

UPVC double glazed frosted window, central heated towel rail, double direct feed shower, pedestal wash basin with mixer tap, dual flush WC, fully tiled elevations and tiled flooring.

#### Bedroom Two

13'1 x 11'1 (3.99m x 3.38m )

UPVC double glazed window, central heating radiator and coving to ceiling.

#### Bedroom Three

9'11 x 9'8 (3.02m x 2.95m)

UPVC double glazed window, central heating radiator and coving to ceiling.

#### Bedroom Four

10'4 x 9'11 (3.15m x 3.02m )

UPVC double glazed window, central heating radiator and coving to ceiling.

#### Bedroom Five

9'11 x 6'4 (3.02m x 1.93m)

UPVC double glazed window and central heating radiator.

#### Bathroom

7'3 x 6'4 (2.21m x 1.93m )

UPVC double glazed frosted, window central heated towel rail, double direct feed shower, granite vanity top wash basin with mixer tap, dual flush WC, fully tiled elevations and tiled flooring with underfloor heating.

#### Exterior

##### Rear

Extensive tiered garden with composite decked patio, artificial lawn, bedding and mature shrubbery.

##### Front

Artificial lawn, bedding areas, off road parking and access to a large detached garage.

##### Garage

22'5" x 11'1" (6.85 x 3.4)

Power, lighting and electric up and over garage door.

