



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			89
(81-91) B		80	
(69-80) C			
(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.

## Brynbella Drive, Rossendale, BB4 6SN

### £420,000

THE PERFECT DETACHED FAMILY HOME

Welcome to Brynbella Drive, Rossendale - a truly stunning four-bedroom detached family home that is sure to impress even the most discerning buyer.

This immaculately presented property is situated on a corner plot, offering both space and privacy for your family. From the modern fixtures and fittings to the meticulous attention to detail throughout, this home exudes elegance and style.

The spacious interior is perfect for family living, with four bedrooms providing ample space for everyone. The immaculate rear garden is a peaceful retreat, ideal for relaxing or entertaining guests.

With off-road parking and a garage, convenience is at your doorstep. Whether you're looking for a new family home or simply want to upgrade to a property that offers both comfort and sophistication, this house on Brynbella Drive is a must-see. Don't miss out on the opportunity to make this house your home.

# Brynbella Drive, Rossendale, BB4 6SN

£420,000



- Exquisite Detached Property
- Contemporary Fitted Dining Kitchen
- Off Road Parking and Garage
- EPC Rating C
- Four Bedrooms
- Presented to Highest Standard Throughout
- Tenure Freehold
- Two Bathrooms
- Stunning Rear Garden
- Council Tax Band E

## Ground Floor

### Entrance Hall

13'8" x 6'6" (4.19 x 1.99)

Composite front door, UPVC double glazed window, central heating radiator, smoke detector, spotlights, tiled flooring, doors leading to WC, reception room, snug, kitchen/dining area and stairs to first floor.

### WC

9'0" x 3'3" (2.76 x 1.01)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, extractor fan, spotlights and tiled flooring.

### Reception Room

16'7" x 11'10" (5.07 x 3.61)

UPVC double glazed bay window, central heating radiator, spotlights and television point.

### Snug

9'11" x 9'0" (3.04 x 2.76)

UPVC double glazed window, central heating radiator and spotlights.

### Kitchen/Dining Area

19'8" x 9'7" (6.0 x 2.94)

Two UPVC double glazed windows, central heating radiator, range of wall and base units with quartz worktops, inset stainless steel one and a half bowl sink and drainer with mixer tap, integrated double oven with six burner gas hob and extractor hood, integrated fridge freezer and Bosch dishwasher, spotlights, extractor fan, tiled flooring, door to utility and UPVC double glazed French doors to rear.

### Utility

9'7" x 5'5" (2.94 x 1.67)

Central heating radiator, range of wall and base units with quartz worktop, inset stainless steel one and a half bowl sink and drainer with mixer tap, plumbing for washing machine, spotlights, extractor fan, tiled flooring and composite double glazed door to rear.

## First Floor

### Landing

17'3" x 7'6" (5.28 x 2.31)

UPVC double glazed window, central heating radiator, spotlights, smoke detector, loft access, doors leading to four bedrooms, family bathroom and storage cupboard housing hot water cylinder.

### Bedroom One

12'1" x 11'8" (3.69 x 3.57)

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

### En Suite

7'3" x 5'1" (2.23 x 1.57)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, Mira Azora electric rainfall shower enclosed with rinse head, spotlights, extractor fan, tiled elevations and tiled flooring.

### Bedroom Two

12'0" x 9'8" (3.68 x 2.96)

UPVC double glazed window, central heating radiator and fitted wardrobes.

### Bedroom Three

11'6" x 8'9" (3.52 x 2.68)

UPVC double glazed window, central heating radiator and fitted wardrobes.

### Bedroom Four

8'9" x 6'7" (2.67 x 2.02)

UPVC double glazed window, central heating radiator and fitted wardrobes.

### Bathroom

6'11" x 6'1" (2.13 x 1.87)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and overhead direct feed shower, spotlights, extractor fan, tiled elevations and laminate flooring.

### External

#### Rear

Enclosed garden with artificial lawn, paved patio, stone and slate chippings, bedding areas and pergola.

#### Front

Paving, laid to lawn, stone and bark chippings, access to off road parking and garage.

