



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(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	

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Brynbella Drive, Rossendale, BB4 6SN

£420,000

STUNNING MODERN FAMILY HOME

Welcome to this spacious modern family home located on Brynbella Drive in the picturesque area of Rossendale. Nestled within a quiet new estate, this property offers a serene environment perfect for family living.

As you step inside, you will be greeted by a contemporary decor that flows throughout the home, complemented by modern appliances that cater to your everyday needs. The design of the house maximises space, ensuring that each room feels open and inviting, making it ideal for both relaxation and entertaining.

The property is set on a large plot, providing ample outdoor space for children to play or for hosting gatherings with friends and family. The spacious private drive adds to the convenience, allowing for easy parking and accessibility.

This home is not just a place to live; it is a sanctuary where modern living meets comfort. With its prime location and thoughtful design, it is an excellent choice for those seeking a family-friendly environment in a tranquil setting. Do not miss the opportunity to make this delightful property your new home.

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4 2 1 B

- Tenure Freehold
 - Off Road Parking
 - Sought After Area
 - Easy Access To Major Commuter Routes
- Council Tax Band E
 - Detached Property
 - Ideal Family Home
- EPC Rating B
 - Abundance Of Space
 - Enclosed Ample Garden Space

Ground Floor

Entrance

Composite door to hall.

Hall

16'6 x 6'6 (5.03m x 1.98m)

Central heating radiator, vinyl flooring, doors to WC, reception room, utility and stairs to first floor.

WC

5'6 x 2'9 (1.68m x 0.84m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, tiled splash back, extractor fan and vinyl flooring.

Utility

8' x 5'8 (2.44m x 1.73m)

Access to boiler and vinyl flooring.

Kitchen/Dining Area

25'10 x 10'5 (7.87m x 3.18m)

Two UPVC double glazed windows, upright central heating radiator, range of wall and base units, wood effect work top, stainless steel one and a half sink and drainer with spring neck mixer tap, double oven in a high rise unit, five ring gas hob, stainless steel splash back and extractor hood, plumbed for washing machine, integrated fridge freezer, integrated dish washer, LED spotlights, smoke alarm, Herringbone effect flooring, bi fold doors to reception room and UPVC double glazed French doors to rear garden.

Reception Room

15'8 x 10'3 (4.78m x 3.12m)

UPVC double glazed bay window, two central heating radiators, television point and Herringbone effect flooring.

Garage

10'9 x 8'2 (3.28m x 2.49m)

Up and over garage door.

First Floor

Landing

15'8 x 6'5 (4.78m x 1.96m)

UPVC double glazed window, central heating radiator, smoke alarm, loft hatch, doors to four bedrooms and bathroom.

Bedroom One

13'11 x 9'11 (4.24m x 3.02m)

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

En Suite

7'10 x 5'1 (2.39m x 1.55m)

Central heating towel rail, dual flush WC, pedestal wash basin with mixer tap, electric feed shower enclosure, tiled elevation, LED spotlights, extractor fan and tiled flooring.

Bedroom Two

11'7 x 9'11 (3.53m x 3.02m)

UPVC double glazed window and central heating radiator.

Bedroom Three

11'5 x 10'7 (3.48m x 3.23m)

UPVC double glazed window and central heating radiator.

Bedroom Four

8'6 x 8'2 (2.59m x 2.49m)

UPVC double glazed window, central heating radiator and vinyl flooring.

Bathroom

8'1 x 6'9 (2.46m x 2.06m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, panelled bath with mixer tap, overhead direct feed shower, part tiled elevation, LED spotlights, extractor fan and tiled floor.

External

Front

Laid to lawn garden, bedding areas with mature shrubs and tarmac drive with access to garage.

Rear

Enclosed laid to lawn garden, paved patio, stone chip areas, raised beds with mature shrubs.



Tel: 01706215618

www.keenans-estateagents.co.uk