



Brex, Bacup, OL13 8NW

£925,000

A SHOWCASE HOME IN AN ENVIABLE LOCATION

Nestled in the picturesque rolling countryside of Brex, Bacup, this truly impressive five-bedroom detached family home offers an enviable lifestyle in a serene setting. The property is presented to the highest standard, showcasing a delightful country chic aesthetic that harmoniously blends modern interior style with neutral tones. This thoughtful design aims to encapsulate the breath-taking scenic views that surround the home.

One of the standout features of this residence is the exquisite JBK fitted kitchen, which is housed in a stunning extension. This space is enhanced by bi-folding doors that flood the area with natural light, creating a warm and inviting atmosphere while perfectly framing the stunning vistas outside. It is an ideal setting for both family gatherings and entertaining guests.

The home boasts five generously sized bedrooms, providing ample space for family living. The main bedroom benefits from an en suite bathroom, offering a private retreat, while the second bedroom is currently utilised as a dressing room, showcasing the versatility of the space.

In addition to the bedrooms, the property features four reception areas, each offering a variety of uses to suit your lifestyle needs. Whether you envision a cosy family room, a formal dining area, or a home office, the possibilities are endless.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		73
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	29	
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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5 2 4 F

- Outstanding Detached Property
 - Exquisite Kitchen Extension
 - Ample Off Road Parking and Double Garage
 - EPC Rating F
- Breath-Taking Surroundings
 - Beautifully Presentation Throughout
 - Tenure Freehold
- Five Bedrooms
 - Recently Landscaped Gardens and Field Adjacent
 - Council Tax Band F

Ground Floor

Entrance Porch

6'10 x 6'3 (2.08m x 1.91m)
Composite double glazed front door, UPVC double glazed window, central heating radiator, water filter system, tiled flooring and door to dining area/entrance hall.

Dining Area/Hall

19'8 x 12'7 (5.99m x 3.84m)
UPVC double glazed window, central heating radiator, wood effect laminate flooring, open to reception room, arch to snug/office, stairs to first floor and UPVC double glazed French doors to rear.

Reception Room

19'8 x 15'1 (5.99m x 4.60m)
Four triple aspect UPVC double glazed windows, two central heating radiators, exposed beams, cast iron log burner with stone hearth, surround and mantel and wood effect laminate flooring.

Snug/Office

17'9 x 10'6 (5.41m x 3.20m)
Two UPVC double glazed windows, central heating radiator, television point, log burner with flag hearth, spotlights, engineered wood flooring and open to inner hall.

Inner Hall

7'1 x 3'10 (2.16m x 1.17m)
Wood effect laminate flooring, sliding door to utility and open to kitchen.

Utility

6'11 x 6'3 (2.11m x 1.91m)
Range of panel wall and base units with laminate work surfaces, stainless steel sink and drainer with mixer tap, plumbing for washing machine, space for dryer, spotlights, tiled flooring and door to WC.

WC

6'6 x 6'4 (1.98m x 1.93m)
UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, partially tiled elevations, spotlights, extractor fan and tiled flooring.

Kitchen

29'1 x 18'7 (8.86m x 5.66m)
UPVC double glazed window, two double glazed roof windows, central heating radiator, range of panel wall and base units with quartz work surfaces, Rangemaster cooker, three ring electric hob and warming plate, ceramic double Belfast Villeroy & Boch sink with integrated draining ridges and Quooker instant boiling tap, integrated Hotpoint microwave oven, integrated Hotpoint dishwasher, integrated Hotpoint full height fridge and freezer, integrated wine fridge, integrated bin store, pull-out larder cupboard, spotlights, engineered parquet wood flooring with underfloor heating and open to family room.

Family Room

17'5 x 10'5 (5.31m x 3.18m)
Two UPVC double glazed windows, central heating radiator, spotlights, television point, drinks cabinet and engineered wood flooring with underfloor heating.

First Floor

Landing

Two UPVC double glazed windows, central heating radiator, smoke detector, exposed beams, doors to five bedrooms, family bathroom and fitted storage.

Bedroom One

14'10 x 13'8 (4.52m x 4.17m)
Two UPVC double glazed windows, central heating radiator, coving, television point, wood effect laminate flooring and door to en suite.

En Suite

9'10 x 5'6 (3.00m x 1.68m)
UPVC double glazed window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, double panel bath with mixer tap, overhead electric feed shower and rinse head, partially tiled elevations and tiled flooring.

Bedroom Two

13'6 x 12'6 (4.11m x 3.81m)
UPVC double glazed window, central heating radiator, loft access and fitted wardrobes.

Bedroom Three

13'6 x 10'4 (4.11m x 3.15m)
UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Four

12'2 x 10'7 (3.71m x 3.23m)
UPVC double glazed window, central heating radiator and loft access.

Bedroom Five

9'0 x 7'5 (2.74m x 2.26m)
UPVC double glazed window and central heating radiator.

Bathroom

13'0 x 7'5 (3.96m x 2.26m)
UPVC double glazed window, central heating radiator, low basin WC, vanity top wash basin with mixer tap, freestanding double rolltop ball and claw foot bath with mixer tap and rinse head, corner direct feed rainfall shower with rinse head, enclosed Baxi combi boiler, partial tiled elevations, partial wood panelled elevations, loft access and wood effect laminate flooring.

External

Laid to lawn gardens with paved patios, ample off road parking, access to detached double garage and field adjacent to property.

