



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	70	79
(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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Holmeswood Park, Rossendale, BB4 6JA

£550,000

A TRULY IMPRESSIVE FOUR-BEDROOM DETACHED FAMILY HOME

Nestled in the picturesque Holmeswood Park area of Rossendale, this spacious and extended four-bedroom detached family home is a true gem. Perfectly suited for a growing family, the property boasts three well-appointed reception rooms, providing ample space for relaxation and entertainment.

The heart of the home is undoubtedly the stunning open-plan kitchen and dining room, which seamlessly flows into a family room extension. This inviting space is enhanced by bifolding doors that open up to the rear garden, creating a wonderful indoor-outdoor living experience, ideal for family gatherings or summer barbecues.

The property features two ensuite facilities, ensuring privacy and convenience for family members or guests, alongside a contemporary family bathroom that caters to the needs of the household.

For those with vehicles, the home offers generous off-road parking, complemented by an integral garage that includes a mezzanine storage area, perfect for keeping your belongings organised.

With scenic views surrounding the property and easy access to nearby amenities and major commuter routes, this home truly represents the ideal blend of comfort and convenience. If you are searching for your dream family home in a tranquil yet accessible location, this delightful residence in Holmeswood Park is not to be missed.

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Holmeswood Park, Rossendale, BB4 6JA

£550,000



- Exceptional Detached Property
- Stunning Family Room
- Ample Off Road Parking and Garage
- EPC Rating C
- Four Bedrooms
- Open Plan Living
- Tenure Freehold
- Three Bathrooms
- Immaculate Rear Garden
- Council Tax Band D

Ground Floor

Entrance Hall

9'6 x 7'8 (2.90m x 2.34m)

Composite double glazed frosted front door and window, central heating radiator, smoke detector, coving, wood effect flooring, doors to kitchen, reception room one, cloakroom and stairs to first floor.

Reception Room One

15'11 x 11'9 (4.85m x 3.58m)

UPVC double glazed window, central heating radiator, coving, spotlights, television point, wood effect flooring and double doors to reception room two.

Reception Room Two

11'2 x 9'0 (3.40m x 2.74m)

Coving, spotlights, wood effect flooring, open to kitchen and family room.

Kitchen

12'8 x 11'2 (3.86m x 3.40m)

Central heating radiator, range of panelled wall and base units with granite work surfaces, integrated high rise Neff oven and Neff combi microwave oven , Neff five ring gas hob and extractor hood, tiled splashback, stainless steel one and a half bowl sink with mixer tap and integrated draining ridges, integrated Neff fridge and dishwasher, breakfast bar, carousel corner units, open to family room and door to understairs storage.

Family Room

21'9 x 10'1 (6.63m x 3.07m)

Two Velux windows, central heating radiator, log burner, television point, wood effect flooring, door to utility and bi-folding doors to rear.

Utility

11'11 x 4'10 (3.63m x 1.47m)

UPVC double glazed window, base units with laminate work surfaces, stainless steel sink and drainer with mixer tap, plumbing for washing machine, space for dryer, space for fridge freezer, spotlights, tiled flooring, door to garage and UPVC double glazed door to rear.

Garage

22'10 x 12'2 (6.96m x 3.71m)

UPVC double glazed frosted window, workshop, lighting, power, mezzanine store, wall mounted Worcester boiler, electric up and over garage door and UPVC double glazed door to side elevation.

Cloakroom

4'7 x 4'0 (1.40m x 1.22m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, wall mounted wash basin with mixer tap, partially tiled elevations, spotlights and tiled flooring.

First Floor

Galleried Landing

UPVC double glazed window, central heating radiator, spotlights, smoke detector, ladder access to boarded loft with lighting, doors to four bedrooms, shower room and airing cupboard.

Bedroom One

20'10 x 11'11 (6.35m x 3.63m)

UPVC double glazed window, central heating radiator, coving, spotlights, wood effect flooring, fitted wardrobes and door to en suite.

En Suite

11'10 x 7'5 (3.61m x 2.26m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, double bath with mixer tap, direct feed shower, LED illuminated mirror, extractor fan, spotlights, tiled elevations and tiled flooring with underfloor heating.

Bedroom Two

13'0 x 11'5 (3.96m x 3.48m)

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

En Suite

7'9 x 3'1 (2.36m x 0.94m)

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

Bedroom Three

10'6 x 9'5 (3.20m x 2.87m)

UPVC double glazed window, central heating radiator, spotlights, fitted drawers and wood effect flooring.

Bedroom Four

11'0 x 7'0 (3.35m x 2.13m)

UPVC double glazed window and central heating radiator.

Shower Room

7'8 x 6'2 (2.34m x 1.88m)

UPVC double glazed frosted window, central heated towel rail, dual flush plate WC, vanity top wash basin with mixer tap, direct feed rainfall shower with rinse head, extractor fan, spotlights, tiled elevations and tiled flooring.

External

Rear

Enclosed garden with laid to lawn, decking, bedding areas, mature shrubbery and large timber shed.

Front

Laid to lawn, mature shrubbery, block paved driveway, steps to entrance and access to garage.



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