



## Shepherds Green, Rossendale, BB4 9PB

### Offers Over £499,950

A BEAUTIFUL, RECENTLY RENOVATED, FOUR BEDROOM DETACHED FAMILY HOME

Nestled in the picturesque Shepherds Green area of Rossendale, this stunning detached house is a perfect haven for a growing family. Recently renovated to an impressive standard, the property boasts modern features including new windows, doors, a newly fitted boiler and radiators, alongside beautifully reskimmed and re-decorated interiors.

Inside, you will find two spacious reception rooms that are finished in a neutral modern decor, creating a warm and inviting atmosphere. The heart of the home is undoubtedly the gorgeous kitchen/diner, ideal for family gatherings and entertaining guests. The living room features a contemporary media wall, adding a lovely feature to the room.

With four well-proportioned bedrooms, two stylish bathrooms and an additional downstairs WC, this home offers ample space for everyone. The scenic views from the property enhance its appeal, allowing you to enjoy the tranquillity of a semi-rural setting while still being conveniently located for easy access to the neighbouring towns of Burnley and Rawtenstall.

Outside, the property commands an enviable plot with wrap-around lawned gardens, providing a perfect space for children to play or for hosting summer barbecues. A generous driveway offers off-road parking for up to five vehicles, with an additional gated driveway to the side of the garage, large enough to fit a caravan and complemented by a double integral garage for added convenience.

Some images have been virtually staged for you to help envision this gorgeous family home at its full potential.

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
|                                             | 70                      | 80        |
| 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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## Offers Over £499,950

**4****2****1****C**

- Outstanding Detached Property
  - Stunning Dining Kitchen
  - Off Road Parking for 5 Vehicles and Integral Double Garage
  - EPC Rating C
- Four Bedrooms
  - Complete Blank Canvas
  - Tenure Freehold
- Two Bathrooms and Additional Downstairs WC
  - Extensive Plot with Wraparound Gardens
  - Council Tax Band E

### Ground Floor

#### Entrance Hall

13'9 x 9'4 (4.19m x 2.84m )  
Double composite front entrance doors, central heating radiator, smoke detector, wood effect flooring, doors leading to WC, reception room, kitchen/dining area and stairs to first floor.

#### WC

8'4 x 2'10 (2.54m x 0.86m)

#### Reception Room

17'3 x 11'4 (5.26m x 3.45m )  
Two UPVC double glazed windows, two central heating radiators, media wall inset with television point and electric fire.

#### Kitchen/Dining Area

31'3 x 11'9 (9.53m x 3.58m)  
Three UPVC double glazed windows, two central heating radiators, range of panelled wall and base units with solid wood work surfaces, tiled splashback, integrated double oven with five ring electric hob and extractor hood, ceramic Belfast sink with mixer tap, integrated dishwasher, integrated fridge and freezer, breakfast bar, spotlights, Karndean flooring, door to utility and bi-folding doors to rear.

#### Utility

9'5 x 7'5 (2.87m x 2.26m )  
UPVC double glazed window, central heating radiator, base units with laminate work surfaces, plumbing for washing machine, space for dryer, composite sink and drainer with mixer tap, wood effect flooring, doors leading to garage, larder and composite double glazed stable door to rear.

#### Larder

4'3 x 2'10 (1.30m x 0.86m)

#### Double Garage

17'11 x 17'5 (5.46m x 5.31m )  
UPVC double glazed window, boiler and remote up and over garage door.

### First Floor

#### Landing

Loft access, smoke detector, doors leading to four bedrooms and family bathroom.

#### Bedroom One

11'10 x 10'11 (3.61m x 3.33m)  
UPVC double glazed window, central heating radiator, wood panelled elevation and sliding door to en suite.

#### En Suite

8'7 x 2'7 (2.62m x 0.79m)  
Dual flush WC, vanity top wash basin with mixer tap, direct feed rainfall shower with rinse head, spotlights, partially tiled elevations and wood effect flooring.

### Bedroom Two

16'6 x 9'4 (5.03m x 2.84m )  
Two UPVC double glazed windows and central heating radiator.

### Bedroom Three

11'9 x 10'0 (3.58m x 3.05m)  
UPVC double glazed window and central heating radiator.

### Bedroom Four

14'5 x 6'2 (4.39m x 1.88m )  
UPVC double glazed window and central heating radiator.

### Bathroom

7'10 x 6'3 (2.39m x 1.91m )  
UPVC double glazed frosted window, central heated towel rail, dual flush plate WC, vanity top wash basin with mixer tap, panel bath with mixer tap, overhead direct feed rainfall shower and rinse head, tiled elevations, spotlights and wood effect flooring.

### External

Wrapround laid to lawn garden, artificial lawn, gravel chip pathway, tarmac driveway and access to integral double garage.



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