

**8 BLUEBROOK AVENUE,  
HAMBLETON,  
FY6 9FG**

**ASKING PRICE  
£330,000**



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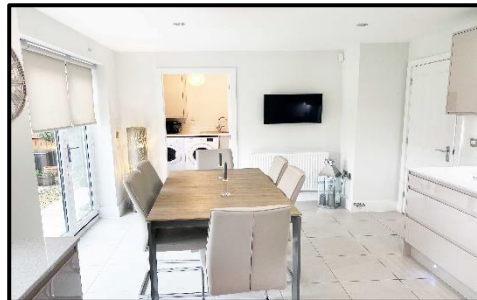


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**\*STUNNING FAMILY HOME IN A SEMI RURAL VILLAGE LOCATION\***

A MUST VIEW, THIS SHOW HOME STYLE DETACHED PROPERTY, BUILT APPROXIMATELY FIVE YEARS AGO ENJOYS A COMFORTABLE AND QUIET CUL DE SAC POSITION OVERLOOKING WOODLAND AREA WITHIN THE VILLAGE OF HAMBLETON. THE ACCOMMODATION BRIEFLY COMPRISES; LOUNGE - FABULOUS OPEN PLAN DINING KITCHEN - SEPARATE UTILITY ROOM - FOUR BEDROOMS – BATHROOM – ENSUITE - GAS CENTRAL HEATING - DOUBLE GLAZING. DRIVEWAY – GARAGE - WELL MAINTAINED GARDENS.

VIEWING HIGHLY RECOMMENDED



**LOCATION:** The property can be found by following the main road through Hambleton (A588), bearing left into Barrington Close and then down towards Bluebrook Avenue. Nearby are handy local village amenities including grocery store, schools, public house and transport service routes.

**STYLE:** Modern build, detached family home.

**CONDITION:** Very well-maintained accommodation and ready to walk into.

**ACCOMMODATION:** Comprising, Ground floor; entrance hallway with access into the garage. Front lounge enjoying views across to woodland and beautifully presented and appointed dining kitchen space to the rear. Extensive units and upgraded worktops with integral appliances, handy understairs pantry cupboard. Separate utility room with sink and cloak room W.C. First Floor; landing space with four good bedrooms and ensuite shower room to the master. Well-appointed family bathroom.

**OUTSIDE:** Neat and tidy front with small lawn area, planted border and tarmac driveway providing access to the integral garage with newly fitted roll up door. The back of the garage has a fitted utility area.

**SERVICES:** All main services are connected, gas central heating and UPVC double-glazing installed.

**TENURE:** We are advised the tenure of the property is Freehold. A small maintenance charge of £310 is paid annually to cover upkeep of the development's gardens, lighting, road cleaning and meeting room.

**COUNCIL TAX:** The property is listed as Council Tax Band E (Wyre Council).

**VIEWINGS:** By arrangement through the Agents office.