



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	81
(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	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Struntley Bank, Kelbrook, BB18 6TE

### Offers Over £385,000

A GORGEOUS NON-OVERLOOKED SEMI-DETACHED HOME WITH EXTENSIVE GARDENS WITH NO CHAIN DELAY!

Being one of two houses on a private road in a peaceful location in the beautiful Kelbrook countryside, this three-bedroom, semi-detached home is being welcomed to the property market. The property flows with spacious internal accommodation finished with stylish decor and contemporary fixtures and fittings to create an immaculately presented family home perfectly suited for a growing family looking for their dream family home with enchanting gardens. The property offers a range of outdoor space with a south facing garden complemented by a further luscious garden leading to a stream and orchard.

The property comprises briefly, to the ground floor: entrance through the vestibule to a welcoming hallway with stairs leading to the first floor and doors providing access to a spacious living room and stunning open plan dining kitchen. The kitchen provides access to a downstairs WC, conservatory and the living room. To the first floor is a landing with doors leading to three bedrooms and a three-piece shower room. Externally the property is nestled amongst a beautiful array of garden space and outbuildings including a vegetable garden with greenhouse, potting shed, office with insulated room, summer house/utility, laid to lawn garden and meandering secret garden leading to a stream and orchard. The property offers views over surrounding fields and the countryside.

For further information, or to arrange a viewing, please contact our Barnoldswick team at your earliest convenience. For the latest upcoming properties make sure you follow our socials on instagram @keenans.ea and facebook @keenansstateagents



# Struntley Bank, Kelbrook, BB18 6TE

## Offers Over £385,000



- Extensive Landscaped Garden
- Composite Fitted Kitchen and brand new boiler with 5 year guarantee
- Council Tax Band D
- No Chain Delay
- External Summer House
- Well Regarded Area
- Freehold Property
- Parking For Four Vehicles
- EPC Rated C
- Accessible Through Private Road

### Ground Floor

#### Vestibule

6'1 x 3'1 (1.85m x 0.94m )

Alarm system, tiled flooring, coving, door to hall.

#### Hall

6'1 x 6'1 (1.85m x 1.85m)

Central heating radiator, smoke alarm, coving, stairs to the first floor, door to the kitchen / dining room, reception room one.

#### Bespoke Kitchen / Dining Room

21'4 x 12'1 (6.50m x 3.68m )

UPVC double glazed bow window, two UPVC double glazed windows, three central heating radiators, mix of panel in-frame wall and base units, granite worktops, island with matching units and worktops, Rangemaster cooker, with five ring gas hob, extractor hood, granite splash backs, two ceramic sinks with integrated drainer and pull out mixer tap, integrated dishwasher, space for American, fridge / freezer, mix of larder units and cupboards, spotlights, cast iron log burning stove with brick surround, wood effect floor, coving, doors to Conservatory, WC and reception room one.

#### Conservatory

9'10 x 9'6 (3.00m x 2.90m )

UPVC double glazed window surround, pitched double glazed roof, plumbing for washing machine, UPVC double glazed french door to rear.

#### WC

12'0 x 2'8 (3.66m x 0.81m )

Dual flush WC, vanity top wash basin with mixer taps, wood effect floor, spotlights.

#### Reception Room One

21'8 x 13'8 (6.60m x 4.17m )

Two UPVC double glazed window, two central heating radiators, ceiling rose, coving, ESSE cast iron with log burner, brick surround, television point.

### First Floor

#### Landing

UPVC double glazed window, lost access, smoke alarm, doors to three bedrooms, storage and shower room.

#### Shower Room

9'7 x 6'10 (2.92m x 2.08m )

UPVC double glazed frosted window, central heating towel rail, dual flush WC, wall mounted top wash basin with mixer tap, corner electric feed shower, spotlights, PVC panel ceiling, part tiled elevations, tiled floor, fitted storage, boiler cupboard.

#### Bedroom Three

12'4 x 7'4 (3.76m x 2.24m )

UPVC double glazed window, central heating radiator.

#### Bedroom One

13'7 x 12'1 (4.14m x 3.68m )

Two UPVC double glazed windows, central heating radiator, fitted wardrobes.

#### Bedroom Two

11'3 x 10'8 (3.43m x 3.25m )

UPVC double glazed window, central heating radiator.

#### Externally

Paved patio, overlooking fields, vegetable garden, further extensive garden, greenhouse with automatic water/feeding dispenser, potting shed, range of trees, bedding areas, summer house, pond, secret garden, further extensive garden with a range of fruit trees leading to a brook and orchard garden.

#### Summer House

9'3 x 5'3 (2.82m x 1.60m)

Utility for dryer and fridge / freezer.

#### Outhouse / Office

12'5 x 11'5 (3.78m x 3.48m )

Three Hardwood double glazed windows, lighting and power, access to separate insulated room

#### Office/ Outhouse Room Two

11'5 x 6'10 (3.48m x 2.08m )

#### Log Store / Workshop

9'11 x 9'10 (3.02m x 3.00m )

Lighting and power.



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