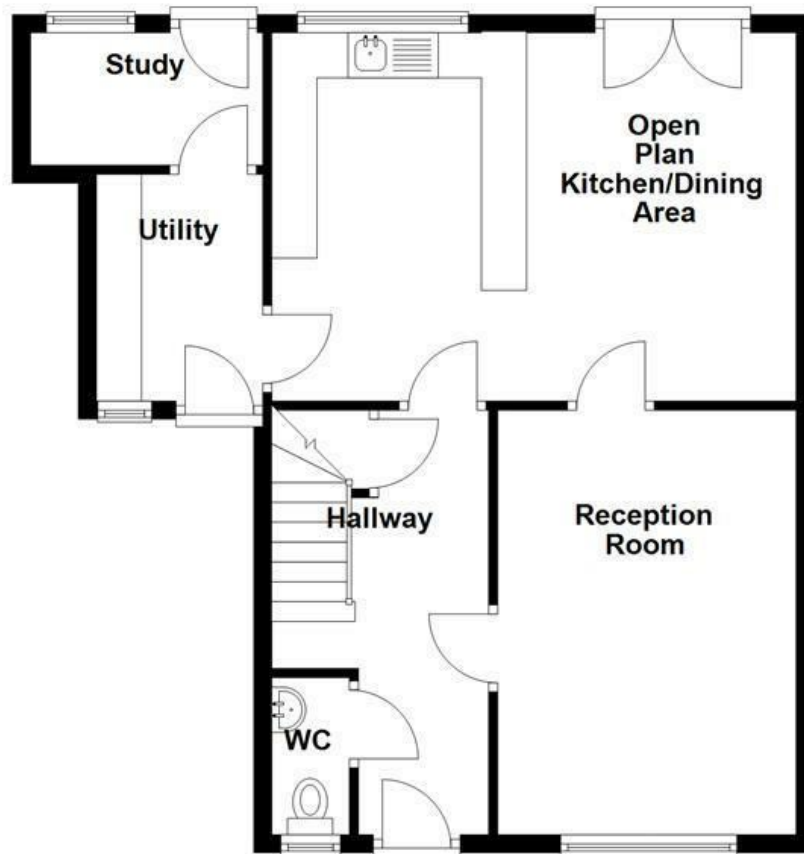
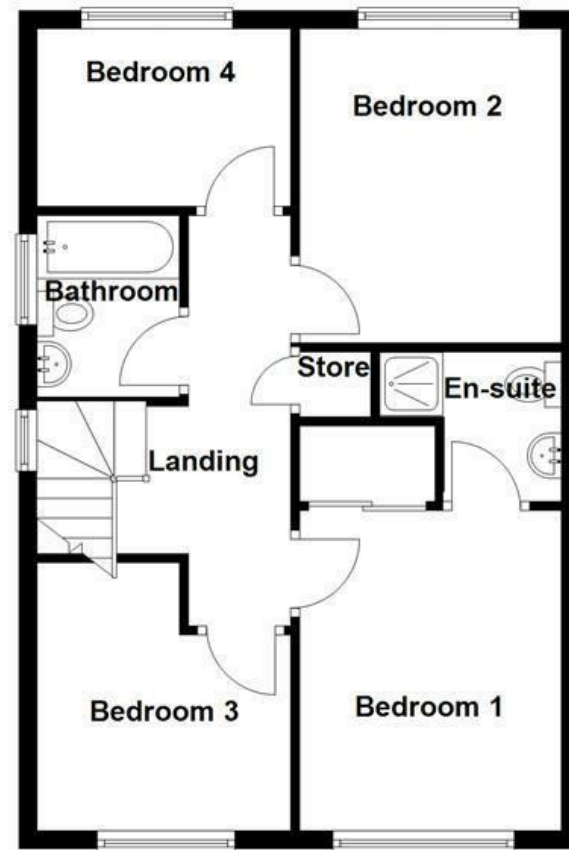


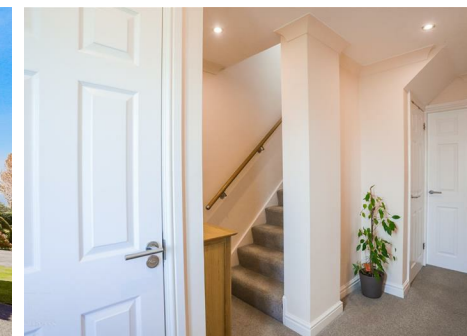
Ground Floor



First Floor



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			83
(81-91) B		72	
(69-80) C			
(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.

## Stoneyhurst Height, Nelson, BB9 0YB

### Offers Over £315,000

A STUNNING FOUR BEDROOM DETACHED FAMILY HOME WITH ENVIABLE REAR GARDEN AND MODERN FIXTURES AND FITTINGS

Keenans are proud to present to the market this outstanding property located in the picturesque Stoneyhurst Height, Brierfield. This stunning four-bedroom detached home with no chain delay offers a perfect blend of modern luxury and tranquil countryside views. Benefiting from off-road parking and a spacious double garage, an immaculate modern fitted kitchen, perfect for whipping up delicious meals while enjoying the beautiful surroundings through large windows that flood the space with natural light overlooking the enviable rear garden, perfect for those summer barbecues and family gatherings! Don't miss the opportunity to make this house your home and wake up every day to the beauty of the countryside right at your doorstep.

The property comprises briefly; entrance into a welcoming hallway that has doors to the reception room, kitchen diner, WC, storage and staircase to the first floor. The kitchen diner is fitted with state of the art appliances, has French doors to the rear and a door to the utility room. The utility room has ample space, a door to the front of the property and access to the study. The study has fitted furniture and a door to the garden. The first floor landing houses doors on to four generously sized bedrooms, three piece bathroom suite and an airing cupboard. The main bedroom benefits from an en suite shower room. Externally to the rear of the property is an enclosed extensive laid to lawn garden with flagged patio, bedding areas, summer house and access to the garage. As well as overlooking fields. The front of the property has a laid to lawn garden with double driveway leading to the double garage.

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# Stoneyhurst Height, Nelson, BB9 0YB

## Offers Over £315,000



- Tenure Freehold
- Off Road Parking With Double Driveway And Access To A Double Garage
- Contemporary Open Plan Fitted Kitchen And Dining Area
- Close Proximity To Local Amenities
- Council Tax Band D
- Spacious Four Bedroom Detached Property Ready To Move Into And With No Chain Delay
- Stunning Views With Envious Gardens And Summer House
- EPC Rating C
- Ideal Family Home With Viewing Essential
- Easy Access To Major Network Links

### Ground Floor

#### Entrance

Composite door to hallway.

#### Hallway

12'11 x 7'4 (3.94m x 2.24m)

Central heating radiator, spotlights, coving, stairs to first floor, doors to WC, storage, reception room and kitchen.

#### Reception Room

15'5 x 10'10 (4.70m x 3.30m)

UPVC triple glazed window, central heating radiator, coving, television point and wall mounted electric fire.

#### WC

5'9 x 2'10 (1.75m x 0.86m)

UPVC triple glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, spotlights, part tiled elevation and tiled flooring.

#### Kitchen

19' x 13'5 (5.79m x 4.09m)

UPVC triple glazed window, UPVC triple glazed French doors to rear, vertical central heating radiator, gloss wall and base units, marble surfaces, high rise double oven, microwave, four ring induction hob with overhead inset extractor fan, inset stainless steel one and a half sink and drainer with mixer tap, hot water tap, pan drawers, larder units, fridge freezer, dish washer, part tiled elevation, spotlights, tiled flooring and door to utility.

#### Utility

9' x 6' (2.74m x 1.83m)

UPVC triple glazed window, UPVC triple glazed door to front, central heating radiator, gloss wall and base units, laminate surfaces, composite sink and drainer with mixer tap, larder unit, plumbed for washing machine, dryer, spotlights, coving, loft access, tiled flooring and door to study.

#### Study

8'5 x 4'9 (2.57m x 1.45m)

UPVC triple glazed window, UPVC door to rear, central heating radiator, spotlights, coving, tiled flooring, fitted desk/shelves.

### First Floor

#### Landing

UPVC triple glazed window, coving, loft access, doors to bathroom, four bedrooms and airing cupboard.

#### Bedroom One

11'8 x 9'6 (3.56m x 2.90m)

UPVC triple glazed window, central heating radiator, coving, television point, fitted wardrobes and door to en suite.

#### En Suite

7'8 x 3'11 (2.34m x 1.19m)

UPVC triple glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, direct feed rainfall shower and rinse head, spotlights, tiled elevation and tiled flooring.

#### Bedroom Two

10'1 x 9'6 (3.07m x 2.90m)

UPVC triple glazed window, central heating radiator, coving and television point.

#### Bedroom Three

9'9 x 8'10 (2.97m x 2.69m)

UPVC triple glazed window, central heating radiator, coving and over stairs storage.

#### Bedroom Four

9'5 x 6'5 (2.87m x 1.96m)

UPVC triple glazed window, central heating radiator, coving and walk in wardrobe ( Vendor will be taking furniture ).

#### Bathroom

6'3 x 5'1 (1.91m x 1.55m)

UPVC triple glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, tiled panelled bath with mixer tap, overhead direct feed rainfall shower and rinse head, spotlights, tiled elevation and tiled flooring.

#### External

##### Rear

Enclosed laid to lawn garden, paved patio, bedding areas, summerhouse, detached garage and countryside views.

##### Summerhouse

12'6 x 7'7 (3.81m x 2.31m)

Power, lighting and storage.

##### Detached Double Garage

16'3 x 14'8 (4.95m x 4.47m)

Power and up and over doors. Accommodate two vehicles.

##### Front

Double driveway for numerous vehicles leading to a double garage, laid to lawn garden with bedding areas.



Tel: 01282469023

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