

Ground Floor



First Floor



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		
England & Wales		
EU Directive 2002/91/EC		

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Rainhall Crescent, Barnoldswick, BB18 6BS

£450,000

THE PERFECT FAMILY HOME!

Presenting Rainhall Crescent, Barnoldswick, this exquisite detached dormer bungalow offers a perfect blend of modern living and traditional comfort. Previously extended and fully renovated, this four-bedroom home is ideal for families seeking both space and style.

Upon entering, you are greeted by two spacious reception rooms, each designed to create a warm and inviting atmosphere. The coal fire in one of the rooms adds a touch of cosiness, making it the perfect spot to unwind after a long day. The heart of the home is undoubtedly the stunning dining kitchen extension, which boasts bright French doors that open into a beautifully landscaped garden. This area is not only a culinary delight, featuring a large central island perfect for entertaining, but also a bright and airy space that invites natural light.

The property comprises two bedrooms in the dormer and two additional bedrooms on the ground floor, including a main bedroom that features a stylish en suite shower room. This thoughtful layout ensures ample privacy and comfort for all family members.

Outside, the property is situated on an extensive plot and benefits from a gated driveway that accommodates up to seven vehicles, along with a garage for added convenience. The location is superb, offering a peaceful residential setting while remaining close to local amenities and schools, making it an ideal family home.

Rainhall Crescent, Barnoldswick, BB18 6BS

£450,000



- Exquisite Detached Property
- Stunning Kitchen Extension
- Ample Gated Off Road Parking and Garage
- EPC Rating TBC
- Four Bedrooms
- Abundance of Living Space
- Tenure Freehold
- Two Bathrooms
- Extensive Plot
- Council Tax Band D

Ground Floor

Entrance Vestibule

3'5 x 3'3 (1.04m x 0.99m)

Composite double glazed frosted front door, wood effect flooring and door to hall.

Hall

17'0 x 6'10 (5.18m x 2.08m)

Central heating radiator, spotlights, wood effect flooring, built-in cloak cupboard, doors leading to two reception rooms, kitchen/dining area, two bedrooms, bathroom and stairs to first floor.

Reception Room Two

10'2 x 10'1 (3.10m x 3.07m)

UPVC triple glazed window, central heating radiator, smoke detector, spotlights and wood effect flooring.

Reception Room One

14'11 x 12'10 (4.55m x 3.91m)

UPVC triple bay window, UPVC triple glazed window, central heating radiator, coving, picture rail, open fire with tiled surround and wood effect flooring.

Kitchen/Dining Area

17'11 x 16'3 (5.46m x 4.95m)

Two central heating radiators, range of matte wall and base units with marble effect work surfaces, tiled splashback, central island with wood effect work surface, stainless steel sink and drainer with mixer tap, integrated his rise oven and microwave, grill combi oven, five ring gas hob and extractor hood, space for American-style fridge freezer, atrium roof, television point, smoke detector, wood effect flooring, UPVC double glazed French doors and windows to rear and UPVC double glazed French doors to side.

Bedroom One

11'1 x 9'4 (3.38m x 2.84m)

UPVC triple glazed window, central heating radiator, picture rail, decorative fireplace, wood effect flooring, doors to dressing room and en suite.

En Suite

5'3 x 4'10 (1.60m x 1.47m)

UPVC triple glazed frosted window, Velux window, central heated towel rail, wall mounted dual flush WC, direct feed rainfall shower with rinse head enclosed, vanity top wash basin with mixer tap, part PVC panelled elevations, spotlights, extractor fan and wood effect flooring with underfloor heating.

Bedroom Two

10'2 x 10'1 (3.10m x 3.07m)

UPVC double glazed window, central heating radiator, spotlights, smoke detector, boiler cupboard with meters and wood effect flooring.

Bathroom

6'11 x 5'4 (2.11m x 1.63m)

UPVC triple glazed frosted window, central heated towel rail, low basin WC, vanity top wash basin with mixer tap, wood panel bath with overhead direct feed rainfall shower with rinse head, partially tiled elevations, extractor fan, spotlights and tiled flooring with underfloor heating.

Second Floor

Bedroom Three

15'2 x 12'6 (4.62m x 3.81m)

UPVC double glazed window, central heating radiator and under eave storage.

Bedroom Four

10'10 x 8'4 (3.30m x 2.54m)

Velux window and central heating radiator.

External

Rear

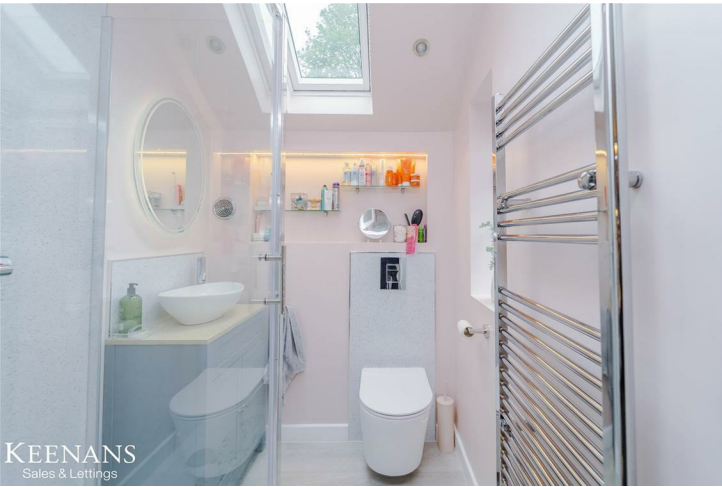
Enclosed tiered garden with laid to lawn, paving, bedding areas, external sockets and access to garage.

Front

Electric gated driveway with off road parking for up to seven vehicles and access to garage.

Garage

Power, lighting, plumbing for washing machine and electric up and over garage door.



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