



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			
(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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Highwoods Park, Brockhall Village, Old Langho, BB6 8HN

£3,295 Per Calendar Month

A MUST HAVE FAMILY HOME

Welcome to this stunning family home located in the highly desirable area of Highwoods Park, Brockhall Village, Old Langho. This detached house, built in 2005, offers ample space with three reception rooms, five bedrooms, and four bathrooms spread across 2,347 sq ft of living space.

One of the standout features of this property is the 1 acre of forest surrounding it, providing a tranquil and picturesque setting for you and your family to enjoy. This feature not only adds to the beauty of the home but also offers a sense of security and privacy, making it perfect for a growing family.

If you are looking for a spacious and well-maintained family home in a peaceful location, then this property is a must-have and not to be missed. Don't let this opportunity slip away - come and experience the charm and comfort that this home in Highwoods Park has to offer.

OFFERED UNFURNISHED however open to negotiations.

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- Tenure Freehold
- Council Tax Band F
- EPC Rating TBC
- Four/Five Bedroom Detached Property
- Ideal Family Home Ready To Move Into
- Enviably Spacious Rear Garden
- Contemporary Fitted Kitchen With Open Plan Living
- Close Proximity To Major Commuter Routes
- Off Road Parking With Driveway And Access To A Double Garage
- EV charger installed

Ground Floor

Entrance

Hard wood double glazed frosted door with UPVC double glazed frosted windows either side to hallway.

Hallway

17'3 x 9'7 (5.26m x 2.92m)

Smoke alarm, coving, spotlights, central heating radiator, tiled flooring, doors to two reception rooms, kitchen/diner and stairs to first floor.

Reception Room One

12'6 x 12'2 (3.81m x 3.71m)

UPVC double glazed window, central heating radiator, decorative coving and wood effect laminate flooring.

Reception Room Two

21'8 x 13'9 (6.60m x 4.19m)

Two UPVC double glazed windows, UPVC double glazed French doors, central heating radiator, decorative coving, multi fuel burner with decorative fire surround and Amtico flooring.

Kitchen/Diner

20'1 x 14'4 (6.12m x 4.37m)

UPVC double glazed windows, UPVC double glazed sliding door to the rear garden, central heating radiator, range of laminate wall and base units, stone effect upstand, stone effect composite work surface, double oven in a high rise unit, integrated fridge freezer, integrated dish washer, inset stainless steel one and a half sink with drainage grooves in the work top, spring neck mixer tap, five ring gas hob, extractor hood, spotlights, tiled floor and door to the utility.

Utility

12'10 x 3' (3.91m x 0.91m)

UPVC double glazed window, extractor fan, spotlights, laminate wall and base units, marble effect laminate work tops, plumbed for washing machine, dryer, stainless steel sink and drainer with mixer tap, tiled splash back, doors to the WC and garage.

WC

6'4 x 3'5 (1.93m x 1.04m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin and tiled splash back, spotlights and laminate flooring.

Double Garage

17'3 x 17'3 (5.26m x 5.26m)

Up and over doors, Vaillant boiler, power and lighting.

First Floor

Landing

13'4 x 11'11 (4.06m x 3.63m)

Loft access, smoke alarm, central heating radiator, coving, doors to four/five bedrooms and bathroom.

Bedroom One

17' x 16'4 (5.18m x 4.98m)

UPVC double glazed window, central heating radiator, spotlights, open access to a walk in wardrobe (which has a central heating radiator and spotlights), door leading to the en suite.

En Suite

7'7 x 7'4 (2.31m x 2.24m)

UPVC double glazed tinted window, double direct feed rainfall shower with rinse head, dual flush WC, wall mounted wash basin with mixer tap, tiled elevation and tiled flooring.

Bedroom Two

12'2 x 10'5 (3.71m x 3.18m)

UPVC double glazed window, central heating radiator, fitted wardrobes, spotlights and door to en suite.

En Suite

8'8 x 4'8 (2.64m x 1.42m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin, enclosed direct feed shower with mixer tap, part tiled elevation and laminate flooring.

Bedroom Three

11'10 x 9'11 (3.61m x 3.02m)

UPVC double glazed window, central heating radiator, door to Jack and Jill bathroom.

Jack And Jill Bathroom

7'7 x 5'5 (2.31m x 1.65m)

UPVC double glazed frosted window, central heating radiator, extractor fan, dual flush WC, pedestal wash basin, enclosed direct feed shower, spotlights, part tiled elevation and wood effect laminate flooring.

Bedroom Four

9'8 x 7'7 (2.95m x 2.31m)

UPVC double glazed window and central heating radiator.

Bedroom Five/Study

9'10 x 6'7 (3.00m x 2.01m)

UPVC double glazed window, central heating radiator and fitted storage shelving.

Bathroom

8'8 x 7'11 (2.64m x 2.41m)

UPVC double glazed frosted window, central heating radiator, low level WC, vanity top wash basin, panelled bath, enclosed direct feed shower, part tiled elevation, spotlights, extractor fan, wood effect laminate flooring.

External

Rear

Paved patio, laid to lawn garden and an (acre of forest).

Front

Laid to lawn garden, paved pathway, tarmac driveway to garage.



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