



ESTATE AGENCY

**Brendene Park Lane**

Mellor Brook,  
BB2 7PY

**£550,000**



**Beautiful detached four bedroom residence with amazing internal specification**

**Downstairs bedroom and shower room**

**Planning permission approved for extension to 6 bedrooms**

**Three reception rooms**

**Open plan modern kitchen and dining area**

**Integral garage**

**No onward chain**

**Stunning views to the rear**

**Master en suite**



**Unmissable opportunity to purchase Brendene, an exclusive four bedroom detached residence positioned in a highly desirable road in Mellor. The property is displayed immaculately and has been renovated to the highest of standards. The current occupiers have altered the layout to work perfectly for family living with a recently fitted open plan kitchen stretching to a dining area overlooking the garden and fields beyond. The property also benefits from approved planning permission to extend the property to 6 bedrooms should further accommodation be required. As well as the open plan kitchen/diner, the ground floor layout also boasts a spacious lounge, cloakroom, play room, separate utility, integral garage, bedroom and shower room. To the first floor is a master bedroom with en suite shower room, two further bedrooms, a home office, WC and family bathroom. Externally there is ample parking space to the front aspect with grassed garden. To the rear is a well maintained garden with countryside views beyond. NO ONWARD CHAIN.**

#### **Room dimensions**

Please see the floor plan.

#### **Services**

Mains gas, electric, water and sewage.

#### **Leasehold**

910 years remaining £6.10 per annum

EPC rating D

Property tenure Leasehold

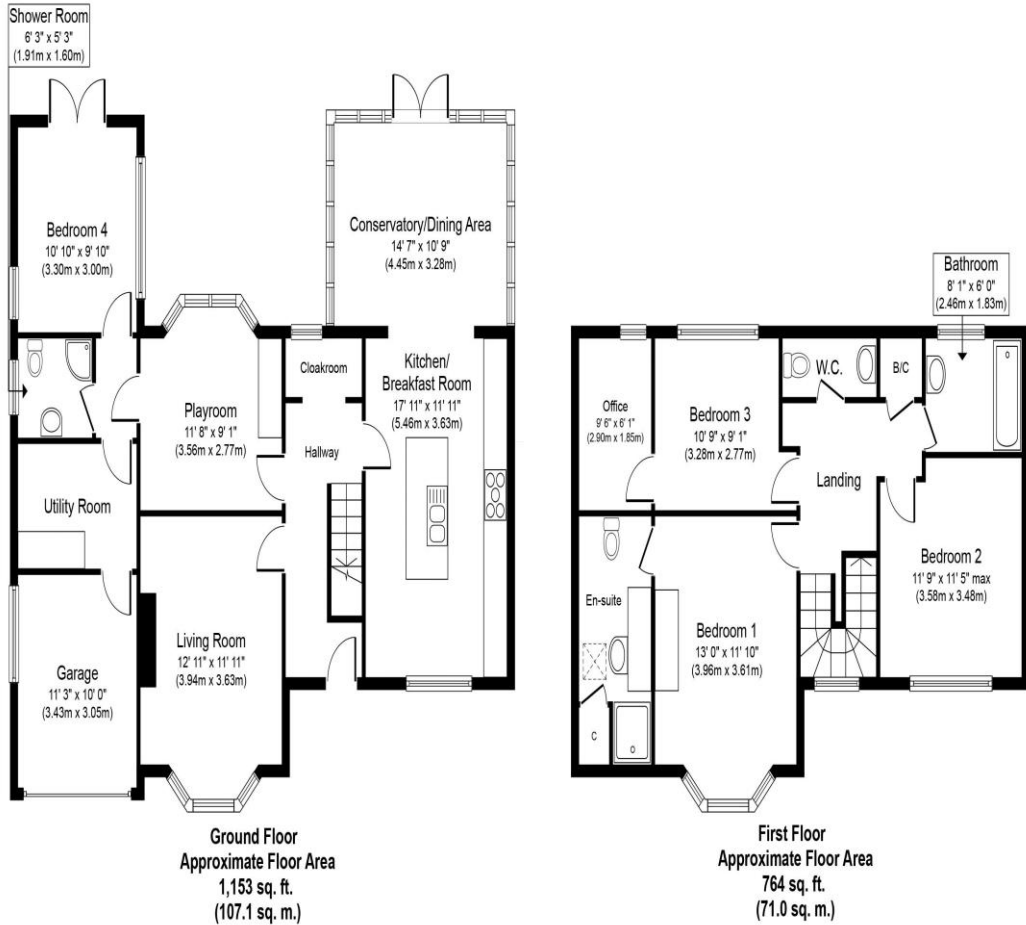
Council tax band F

#### **IMPORTANT NOTE TO PURCHASERS:**

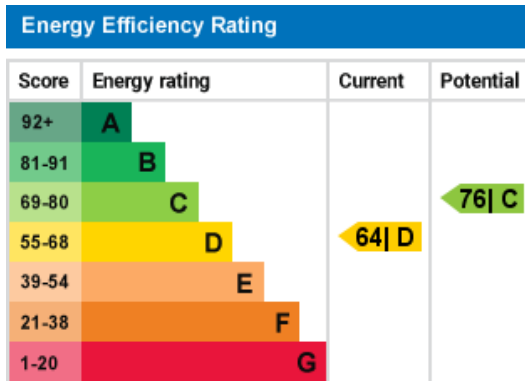
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. All Fixtures and fittings including those mentioned in the description are to be agreed with the seller.







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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