

# curtis law

## ESTATE AGENTS



### Rogersfield, Blackburn

Rogersfield, Langho is a truly magnificent family home immaculately presented to an exceptional standard. Located in a private yet accessible location in the village of Langho, this beautiful property has flexible accommodation which will appeal to many.

This stunning property has five spacious bedrooms, accommodating an en-suite off the master, three piece family bathroom and a downstairs WC and has an abundant amount of space downstairs for modern day family living room, including a large reception room, family snug and a modern kitchen diner.

Surrounded by elegance with a private laid to lawn garden with a fantastic woodland view to the rear, an imprinted concrete driveway for multiple vehicles which allows access to an integral double garage along with a sectional electric door, this property is truly one of a kind and is a true credit to the current owners who have been in residence for over 17 years and have enjoyed many happy years here.

The village of Langho is a superb rural location with good motorway access with highly regarded primary school's nearby which include St Mary's Catholic Primary School, St Leonard's and St Augustine's Secondary School close by, this is the perfect family home for those looking to upsize or relocate to the Ribble Valley.

ALL VIEWINGS ARE STRICTLY BY APPOINTMENT ONLY AND TO BE ARRANGED THROUGH CURTIS LAW ESTATE AGENTS. ALSO, PLEASE BE ADVISED THAT WE HAVE NOT TESTED ANY APPARATUS, EQUIPMENT, FIXTURES, FITTINGS OR SERVICES AND SO CANNOT VERIFY IF THEY ARE IN WORKING ORDER OR FIT FOR THEIR PURPOSE.

- Sensational Five Bedroom Detached
- En-suite To Master Bedroom
- Amazing Outlook To The Rear
- Double Garage & Driveway Parking
- Fantastic Living Space
- Open Plan Living Room & Dining Room
- Freehold
- Surrounded By Stunning Gardens
- Council Tax Rating F

**Offers in the region of £540,000**

# Rogersfield, Blackburn

## Ground Floor

### Porch

5'1" x 2'7" (1.57m x 0.80m)

Composite front door into porch, two uPVC double glazed windows, floor to ceiling glass paneling with oak door leading into the entrance hall.

### Entrance Hall

12'3" x 10'9" (3.74m x 3.29m)

Ceiling spotlights, central heating radiator, smoke alarm, thermostat. doors to two reception rooms, kitchen/ diner and downstairs WC, feature stairs leading to first floor landing, engineered wood flooring.

### Reception Room One

21'1" x 12'11" (6.44m x 3.95m)

UPVC double glazed window, bi-folding doors opening up onto the decking, two ceiling light fittings, two central heating radiators, coving to ceiling, television point, space for dining set, engineered wood flooring.

### Reception Room Two

13'3" x 9'10" (4.05m x 3.01m)

UPVC double glazed window, ceiling light fitting, central heating radiator, coving to ceiling, television point, carpeted flooring.

### Kitchen/ Diner

14'11" x 14'4" (4.56m x 4.37m)

UPVC double glazed window, a range of cream high gloss base units with solid oak worktops and high gloss wood wall units, floor to ceiling units with integrated fridge freezer and double electric oven, integrated five ring hob with extractor hood and stainless steel splash back, inset one and a half sink and drainer, breakfast bar with space for two stools, ceiling spotlights, central heating radiator, doors to double garage and rear garden, engineered wood flooring.

### WC

9'10" x 3'10" (3.01m x 1.18m)

UPVC double glazed frosted window, a close coupled WC, wood effect vanity wash basin with mixer tap, part tiled elevation, ceiling spotlights, central heating radiator, coving to ceiling, tiled flooring.

### Garage

18'4" x 15'0" (5.61m x 4.59m)

Double integral garage with sectional automatic door, access from kitchen/ diner, lighting and electrics, plumbed for washing machine, combi boiler housed in garage.

## First Floor

### Landing

15'3" x 2'10" by 6'0" x 4'0" (4.67m x 0.88m by 1.84m x 1.23m)

UPVC double glazed window, feature ceiling light pendant fixture, ceiling light fitting, central heating radiator, doors to five bedrooms and a modern bathroom suite, carpeted flooring.



### Master Bedroom

14'6" x 13'6" (4.44m x 4.12m)

UPVC double glazed window with vaulted ceiling boasting scenic views of the surrounding countryside, ceiling light fitting, ceiling spotlights, central heating radiator, white high gloss fully fitted bedroom furniture including wardrobes, chest of drawers and vanity dresser, door to en-suite, carpeted flooring

### En-Suite

7'5" x 6'1" (2.27m x 1.86m)

UPVC double glazed frosted window, a three piece shower room comprising of: a close coupled dual flush WC, wall mounted vanity wash basin with mixer tap, walk- in shower cubicle with mains feed waterfall effect showerhead, full tiled elevations with inset shelf, ceiling spotlights, central heating towel rail, wood effect flooring.

### Bedroom Two

13'1" x 10'10" (4.01m x 3.31m)

Two uPVC double glazed windows, ceiling light fitting, central heating radiator, engineered wood flooring.

### Bedroom Three

13'1" x 10'0" (4.00m x 3.06m)

Two uPVC double glazed windows, ceiling light fitting, central heating radiator, engineered wood flooring.

### Bedroom Four

13'3" x 9'10" (4.04m x 3.00m)

UPVC double glazed windows, ceiling light fitting, central heating radiator, coving to ceiling, carpeted flooring.

### Bedroom Five

10'0" x 9'8" (3.06m x 2.95m)

UPVC double glazed windows, ceiling light fitting, central heating radiator, carpeted flooring.

### Bathroom

7'0" x 6'11" (2.14m x 2.13m)

UPVC double glazed frosted window, a three piece bathroom suite comprising of: a close coupled dual flush WC, full pedestal wash basin with mixer tap, L - shaped panel bath with mixer taps and mains feed shower, full tiled elevations, wall mounted white gloss storage unit, ceiling spotlights, central heating towel rail, wood effect flooring.

### External

#### Front

Imprinted concrete drive for multiple vehicles, access to integral double garage via sectional electric door, laid to lawn garden with mature shrubbery and tree, slate chippings with individual circular topiary, gated access to the rear garden.

#### Rear

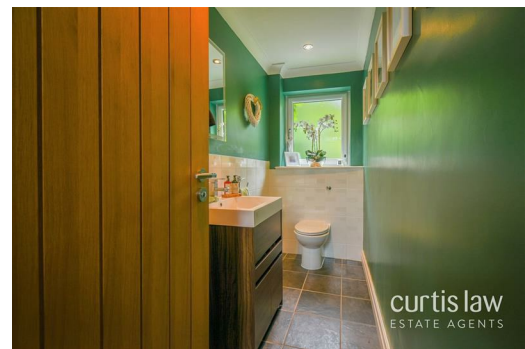
Large, private (South to South West facing) garden boasting a composite decked patio area, laid to lawn garden with bedding areas, mature shrubbery and foliage, flagged pathway leading down the garden to the shed, wood fence surround, gated access to the front of the property.

### Agents Notes

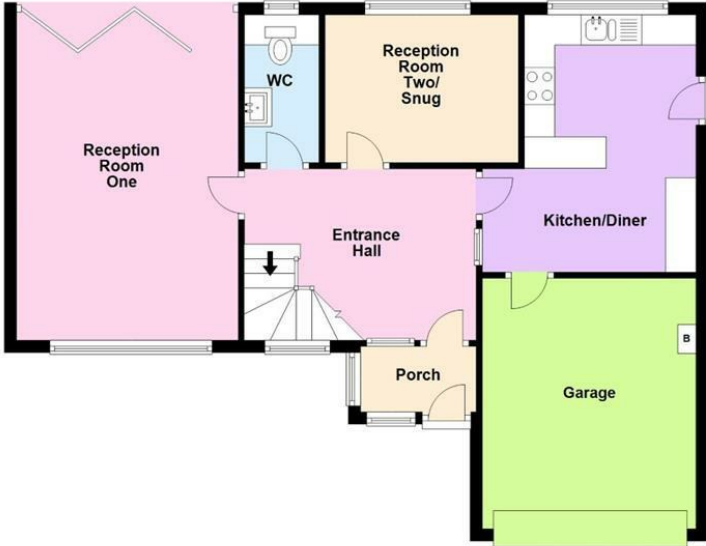
Freehold

Council Tax Band F- Ribble Valley

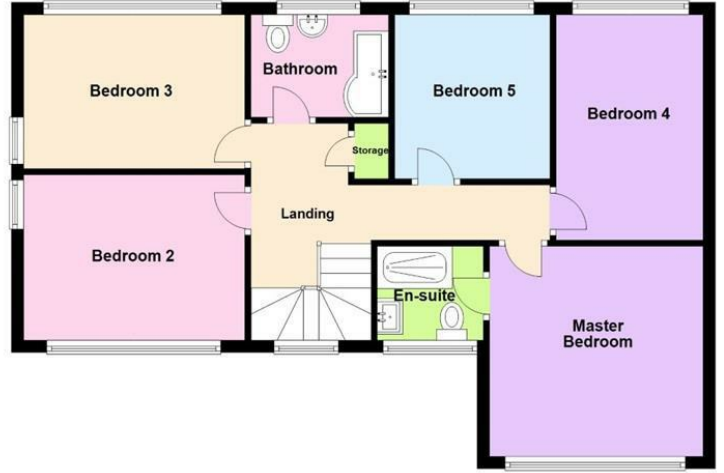
EPC C



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
England & Wales		EU Directive 2002/91/EC