

# curtis law

## ESTATE AGENTS



### Heron Close, Blackburn

\*\*\* MAGNIFICENT FOUR BEDROOM DETACHED HOME \*\*\*

Occupying an enviable plot within one of Blackburn's prime locations, this impressive four bedroom detached residence stands as a testament to the meticulous care and attention brought upon it by its current owners. Impeccably presented and maintained to the highest standards, the property offers a spacious layout with versatile living. On the ground floor, you'll find two reception rooms, a dedicated study, a beautifully fitted kitchen with a utility room adding a touch of convenience, and a generously sized conservatory that provides the opportunity to savour the outdoor surroundings. Upstairs, there are four bedrooms which include a contemporary en-suite to the master, along with a stylish family bathroom which completes the accommodation.

This home is further enhanced by an extensive side and rear garden, providing a beautiful and private outdoor setting. A driveway and double garage cater to practical needs, offering ample parking and storage space. Throughout, the home exudes a sense of style with neutral tones, creating a harmonious and inviting atmosphere. The property also enjoys picturesque views of the local fields, adding to its allure. Families looking for their forever home would be perfectly suited to this exceptional home.

This property benefits from being close to a variety of local amenities such as shops, supermarkets, restaurants and doctors. Well established schools are in the catchment area including Pleckgate High School and Lammack Primary School. For commuters, there are excellent network links providing easy access to Blackburn Town Centre, the Ribble Valley, and Preston.

- Exquisite Brick Built Detached Residence
- Two Reception Rooms With Study & Conservatory
- Double Garage & Driveway
- Freehold
- Four Bedrooms With En-Suite To Master
- Presented To A Show Home Standard
- A Number Of Outstanding OFSTED Rated Schools Close-By
- Lovely Kitchen With Access To Utility Room
- Large & Private Side & Rear Gardens
- Council Tax Band E

**Offers over £400,000**

# Heron Close, Blackburn

## Ground Floor

### Porch

7'2" x 3'3" (2.20m x 1.01m)

UPVC double glazed front door with stained glass feature, uPVC double glazed windows, wall light fitting, meters, hardwood single glazed door to entrance hall, tiled flooring.

### Entrance Hall

13'5" x 13'5" (4.11m x 4.10m)

UPVC double glazed window, two ceiling light fittings, central heating radiator, coving to ceiling, smoke alarm, doors to living room, dining room, study, kitchen, WC and under stair cloakroom, carpeted stairs to first floor, wood effect flooring.

### Living Room

21'10" x 11'2" (6.67m x 3.42m)

UPVC double glazed bay window, uPVC double glazed window, ceiling light fitting, two wall light fittings, two central heating radiator, coving to ceiling, modern feature gas fireplace with stone surround, television point, wood effect flooring.

### Dining Room

9'9" x 9'8" (2.99m x 2.96m)

Double glazed sliding door to conservatory, ceiling light fitting, central heating radiator, coving to ceiling, wood effect flooring.

### Conservatory

19'2" x 14'0" (5.85m x 4.28m)

UPVC double glazed windows surround, uPVC double glazed patio doors to rear garden, wall light fitting, access from dining room, carpeted flooring.

### Kitchen

11'4" x 11'1" (3.47m x 3.40m)

Two uPVC double glazed windows, a range of wood effect laminate wall and base units with granite effect worktops with granite splashbacks, inset composite one and a half sink and drainer with mixer, electric oven with five ring gas hob and stainless steel extractor hood, ceiling light fitting, central heating radiator, under counter spotlights, base unit integrated plinth heater, open access to utility room, wood effect flooring.

### Utility

8'3" x 5'2" (2.53m x 1.60m)

UPVC double glazed frosted door to rear, ceiling light fitting, central heating radiator, space for American style fridge freezer, washing machine and dryer, combi boiler, wood effect flooring.

### Study

8'10" x 7'8" (2.71m x 2.34m)

UPVC double glazed window, ceiling light fitting, central heating radiator, wood effect flooring.

### WC

5'3" x 2'11" (1.61m x 0.90m)

UPVC double glazed frosted window, a two piece comprising of: a close coupled WC, wash basin with part tiled splash backs, ceiling light fitting, central heating radiator, wood effect flooring.

## First Floor

### Landing

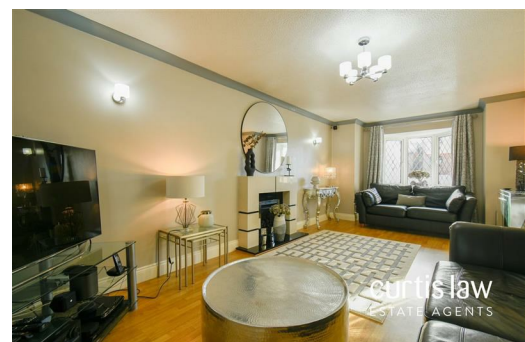
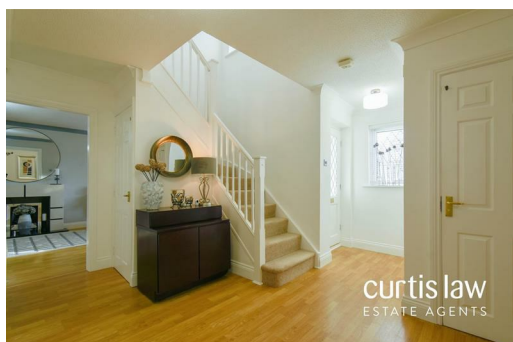
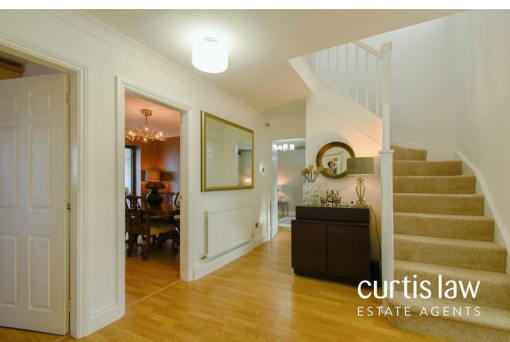
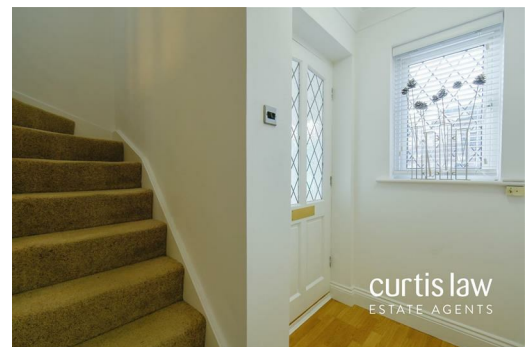
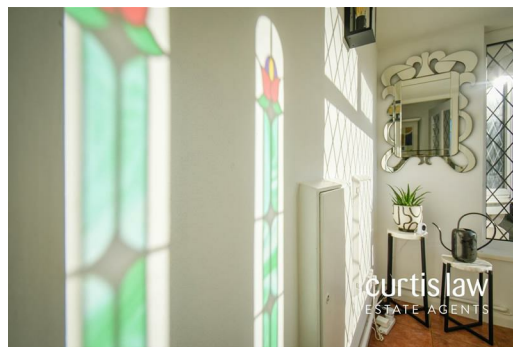
9'9" x 6'10" (2.98m x 2.09m)

UPVC double glazed frosted window, ceiling light fitting, central heating radiator, coving to ceiling, loft access via hatch, doors to four bedrooms, a family bathroom suite and airing cupboard, carpeted flooring.

### Master Bedroom

15'7" x 11'2" (4.75m x 3.41m)

UPVC double glazed window, ceiling light fitting, central heating radiator, coving to ceiling, built in wardrobes with ceiling spotlights and full length mirrors (partial walk-in wardrobes), door to en-suite, carpeted flooring.



### En-Suite

9'6" x 5'8" (2.92m x 1.74m)

UPVC double glazed frosted window, a three piece bathroom suite comprising of: a wood effect vanity WC and wash basin combination with storage, corner enclosed overhead shower, full tiled elevations, ceiling spotlights, chrome central heating towel rail, tiled effect flooring.

### Bedroom Two

10'10" x 10'9" (3.32m x 3.29m)

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

### Bedroom Three

10'9" x 9'10" (3.29m x 3.02m)

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

### Bedroom Four

9'7" x 8'1" (2.94m x 2.48m)

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

### Bathroom

7'4" x 5'10" (2.26m x 1.78m)

UPVC double glazed frosted window, a three piece bathroom suite comprising of: a vanity WC and wash basin combination, panel bath with electric overhead shower, full tiled elevations, ceiling spotlights, chrome central heating towel rail, tiled flooring.

### External

#### Front

Driveway for two vehicles, double garage, laid to lawn garden.

#### Rear

An impressive and private garden comprising of: a patio area, laid to lawn garden with mature shrubbery, working area to the side of the conservatory, gated access to woodland area which has a stream running through.

### Garage

18'4" x 17'2" (5.60m x 5.25m)

Double garage with two up and over doors, access from rear garden, lighting and electrics.

### Agents Notes

Tenure: Freehold

Council Tax Band E (Blackburn with Darwen) - £2586.59 per annum

EPC: TBC

CCTV, alarm system, wired network point in every room

Property Type: Detached property

Property Construction: Brick

Number & Type Of Rooms: 4 bedrooms, en-suite to master, main bathroom suite, living room, dining room, study, kitchen, utility, conservatory, downstairs WC

Water Supply: Metered supply

Electricity & Gas Supply: Shell / Octopus

Sewerage: Mains drainage

Heating: Gas central heating

Broadband: Ultrafast - Virgin (just installing Fibre)

Mobile Signal: Good - 5G

Parking: Driveway for two vehicles, double garage, additional off road parking.

Building Safety: Unknown

Rights & Restrictions: Unknown

Flood & Erosion Risks: Very low

Planning Permissions & Development Proposals: Not aware of any current applications

Property Accessibility & Adaptions: None

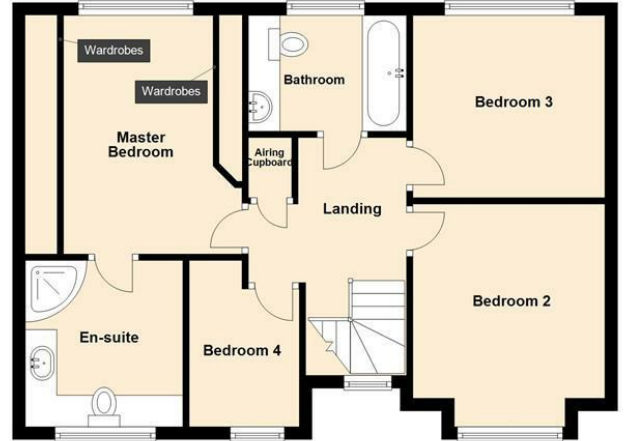
Coalfield & Mining Area: No



### Ground Floor



### First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>	<b>73</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>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC