

# curtis law

## ESTATE AGENTS



### Clayton Way, Blackburn

\*\*\* IMPRESSIVE FOUR BEDROOM DETACHED HOME IN DESIRABLE AREA \*\*\*

Clayton Way is a delightful detached house that boasts a perfect blend of modern amenities and timeless elegance, making it an ideal choice for those seeking a comfortable family home.

As you step inside, you are greeted by a spacious living room, a dining room perfect for entertaining guests, and a gorgeous sunroom that bathes the space in natural light. The well-equipped kitchen, utility room, and WC offer convenience and practicality for everyday living.

With four inviting bedrooms, including a master bedroom with its own en-suite, and a family bathroom suite, this home provides ample space for the whole family to relax and unwind. The presence of a garage and front and rear gardens adds to the appeal of this property, offering both storage space and outdoor areas to enjoy.

Situated in a private residential cul-de-sac just off Jack Walker Way, this home not only provides a tranquil retreat but also offers easy access to well-regarded schools, local amenities, and excellent motorway links to Blackburn, Darwen, Accrington, and Preston.

- Exquisite Detached Family Home In Private Cul-de-Sac
- Two Reception Rooms & A Sun Room
- Integral Garage & Driveway With EV Charging Point
- Four Bedrooms With An En-Suite To The Master
- Ideal Family Home
- Council Tax Band E
- Modern Fitted Kitchen With A Utility & Separate WC
- Large & Private Rear Garden
- Freehold

**Offers in the region of £289,950**

# Clayton Way, Blackburn

## Ground Floor

### Entrance Hall

13'10" x 6'4" (4.22m x 1.94m)

Composite front door to entrance hall, two ceiling light fittings, central heating radiator, coving to ceiling, smoke alarm, doors to the living room, kitchen, garage and under stair storage, stairs to the first floor landing, tiled flooring.

### Living Room

16'9" x 11'11" (5.12m x 3.64m)

UPVC double glazed window, ceiling light fitting, two wall light fittings, central heating radiator, coving to ceiling, feature gas fireplace with Italian marble hearth and surround, television point, double doors to dining room, tiled flooring.

### Dining Room

9'2" x 8'11" (2.81m x 2.72m)

UPVC double glazed sliding doors to sun room, ceiling light fitting, central heating radiator, coving to ceiling, space for dining set, double doors to living room, door to kitchen, tiled flooring.

### Sun Room

8'0" x 7'6" (2.46m x 2.29m)

UPVC double glazed window surround, uPVC double glazed doors to rear, wall light fitting, tiled flooring.

### Kitchen

13'4" x 9'3" (4.08m x 2.82m)

UPVC double glazed window, a range of wood wall and base units with contrasting granite worktops, Belfast sink with high spout mixer tap, 'Smeg' dual fuel range cooker with extractor fan and splashback, space for fridge freezer, breakfast bar with cabinets and space for stools, ceiling spotlights, under counter spotlights, central heating radiator, doors to utility and dining room, tiled flooring.

### Utility

6'9" x 5'2" (2.06m x 1.59m)

Composite partially double glazed stable door to rear, wood wall and base units with contrasting granite worktops, inset sink with high spout mixer tap, plumbing for washing machine, space for dryer, ceiling spotlights, under counter spotlights, central heating radiator, door to WC, tiled flooring.

### WC

5'2" x 2'10" (1.60m x 0.88m)

UPVC double glazed frosted window, a low level, close coupled WC, corner wash basin with tiled elevation, ceiling light fitting, central heating radiator, tiled flooring.

### Garage

16'4" x 8'7" (5.00m x 2.62m)

Access from entrance hall via door, additional access from front of property via up and over door and external door to side, lighting and power.

## First Floor

### Landing

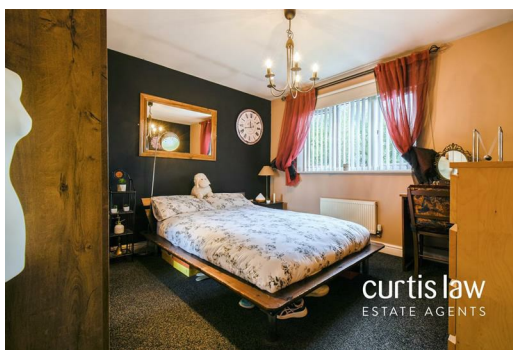
10'8" x 10'7" (3.26m x 3.23m)

Ceiling light fitting, central heating radiator, loft access via hatch (fully insulated), smoke alarm, doors to four bedrooms and a three piece bathroom suite, carpeted flooring.

### Master Bedroom

12'8" x 12'5" (3.87m x 3.80m)

UPVC double glazed window, ceiling light fitting, central heating radiator, doors to built in wardrobes, door to en-suite, carpeted flooring.



### En-Suite

6'1" x 6'7" / 6'1" (1.86m x 2.02m / 1.86m)

UPVC double glazed frosted window, a three piece shower room comprising of: a close coupled WC, full pedestal wash basin, enclosed shower cubicle, part tiled elevations, ceiling light fitting, central heating radiator, extractor fan, tiled flooring.

### Bedroom Two

11'3" x 11'2" (3.43m x 3.41m)

UPVC double glazed window, ceiling light fitting, central heating radiator, doors to built in wardrobes, carpeted flooring.

### Bedroom Three

10'4" x 9'2" (3.17m x 2.80m)

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

### Bedroom Four

9'8" x 9'3" (2.95m x 2.84m)

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

### Bathroom

7'2" x 5'6" (2.20m x 1.70m)

UPVC double glazed frosted window, a three piece bathroom suite comprising of: a close coupled WC, full pedestal wash basin, panel bath with electric feed shower, part tiled elevations, ceiling light fitting, central heating radiator, extractor fan, shaver socket, tiled flooring.

### External

#### Front

Laid to lawn garden with mature hedging, driveway for one vehicles, access to integral via up and over door, EV charging point.

#### Rear

Large and private garden comprising of: flagged patio area, laid to lawn garden with mature shrubbery, mature hedging, water fountain feature.

### Agents Notes

Tenure: Freehold

Council Tax Band: E - Blackburn with Darwen

Property Type: Detached

Property Construction: Brick

Water Supply: Mains - United Utilities

Electricity Supply: Mains - Octopus

Gas Supply: Mains - Octopus

Sewerage: Unknown

Heating: Gas central heating, combi boiler

Broadband: BT Sky, Superfast

Mobile Signal: 5G

Parking: Driveway for one vehicle, garage

Building Safety: No issues

Rights & Restrictions: No

Flood & Erosion Risks: No

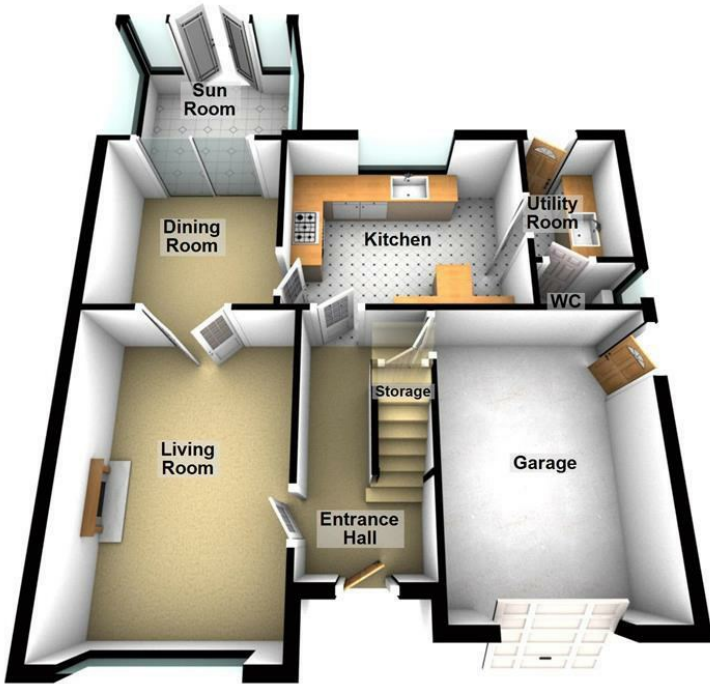
Planning Permissions & Development Proposals: Unknown

Property Accessibility & Adaptions: All downstairs rooms are wheelchair accessible

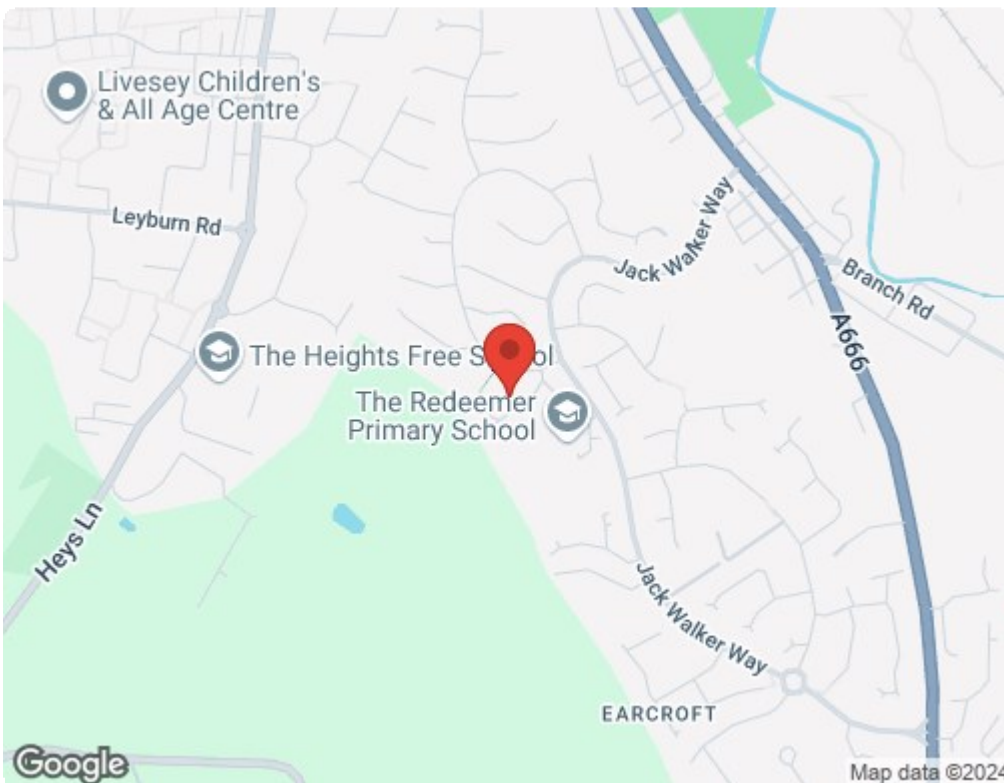
Coalfield & Mining Area: Unknown



### Ground Floor



### First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</b>	
(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