

# curtis law

## ESTATE AGENTS



### Rogersfield, Blackburn

\*\*\* EXCEPTIONAL FOUR BEDROOM DETACHED HOME IN LANGHO - NO CHAIN DELAY \*\*\*

Nestled in the highly sought-after village of Langho, this stunning detached home offers a rare opportunity to own an impressive family residence within a private residential estate. Positioned on an enviable plot, the property boasts generous living space both inside and out, featuring two expansive reception rooms, a modern kitchen and dining area, a stylish downstairs wet room, four bedrooms, and a family bathroom suite. There is also an integral double garage, ideal for vehicle storage or potential conversion into extra living space.

The private driveway offers ample parking for cars, adding to the property's convenience. The large, private rear garden is a serene escape - a perfect spot for morning coffee or summer barbecues, and picturesque views of the surrounding areas offer a standout feature.

Langho village offers excellent motorway connections and is home to highly regarded schools like St Mary's Catholic Primary, St Leonard's, and St Augustine's Secondary School. Whether you're looking to upsize or find a tranquil family home, this property is an ideal choice.

Don't miss the chance to make this beautiful house your home. Schedule a viewing today and discover its full potential!

- Executive Detached Family Home
- Modern Fitted Kitchen/ Diner
- Large Rear Garden
- Freehold
- Four Bedrooms
- Downstairs Wet Room
- Picturesque Views
- Two Large Reception Rooms
- Driveway & Integral Double Garage
- Council Tax Band E

**Offers over £429,950**

# Rogersfield, Blackburn

## Ground Floor

### Entrance Hall

13'6" x 5'5" (4.14m x 1.67m)

UPVC double glazed frosted door to entrance hall, uPVC double glazed frosted window, ceiling light fitting, central heating radiator, coving to ceiling, smoke alarm, doors to reception room one, kitchen/ diner and downstairs wet room, stairs to first floor with under stair storage, carpeted flooring.

### Wet Room

6'10" x 4'9" (2.09m x 1.47m)

UPVC double glazed frosted window, a modern three piece wet room comprising of: a dual flush, close couple WC, wall hung wash basin with mixer tap, walk in shower, full tiled elevations, ceiling spotlights, vertical central heating towel rail, extractor fan, Lino flooring.

### Reception Room One

28'8" x 10'10" (8.75m x 3.32m)

UPVC double glaze window, uPVC double glazed bi-folding doors with 'Screenline' made to measure blinds, two ceiling light fittings, two central heating radiators, coving to ceiling, gas fireplace, doors to entrance hall and kitchen/diner, carpeted flooring.

### Kitchen/ Diner

14'2" x 10'7" (4.33m x 3.24m)

UPVC double glazed windows, a range of wood effect wall and base units with laminate worktops, part mirrored splashbacks, inset stainless steel one and a half sink and drainer with high spout mixer tap, integrated 'Hotpoint' four ring induction hob, built in 'Electrolux' electric oven and grill in eye level unit, integrated fridge freezer, space for dining set, ceiling spotlights, central heating radiator, doors to entrance hall, reception rooms one and two, tiled effect flooring.

### Reception Room Two

14'8" x 14'7" (4.49m x 4.47m)

UPVC double glazed sliding doors to rear garden, ceiling light fitting, central heating radiator, coving to ceiling, feature gas fireplace, doors to kitchen/ diner and garage, carpeted flooring.

### Garage

17'9" x 15'5" (5.43m x 4.70m)

Integrated double garage with a electric up and over door, additional access from reception room two, ceiling light fitting, power sockets, space for washing machine, 'Vaillant' Combi boiler, consumer unit, gas and electric meters.

## First Floor

### Landing

12'1" x 2'10" (3.69m x 0.87m)

UPVC double glazed window, ceiling light fitting, coving to ceiling, smoke alarm, loft access, doors to four bedrooms and a three piece bathroom suite, additional door to airing cupboard, carpeted flooring.

### Master Bedroom

13'11" x 10'11" (4.26m x 3.33m)

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



### Bedroom Two

12'7" x 10'11" (3.84m x 3.35m)

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

### Bedroom Three

10'9" x 7'5" (3.29m x 2.28m)

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

### Bedroom Four

10'9" x 6'11" (3.29m x 2.11m)

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

### Bathroom

7'1" x 5'4" (2.16m x 1.65m)

UPVC double glazed frosted window, a three piece bathroom suite comprising of: a low level, close coupled WC, full pedestal wash basin, panel bath with 'Grohe' thermostatic shower, full tiled elevations, ceiling light fitting, central heating radiator, shaver socket, tiled effect vinyl flooring.

### External

#### Front

Driveway with ample parking, mature hedging and shrubs, access to integral double garage with electric up and over door.

#### Rear

Large and private laid to lawn garden, mature hedging and wood fencing, shrubs and foliage, shed for storage.

### Agents Notes

Tenure: Freehold

Council Tax Band: E - Ribble Valley

Property Type: Detached

Property Construction: Brick with tiled roof

Water Supply: Yes - Mains

Electricity Supply: Yes - Mains

Gas Supply: Yes - Mains

Sewerage: Yes

Heating: Gas central heating

Broadband: Yes

Mobile Signal: Yes - Good

Parking: Driveway, double garage and additional on street parking

Building Safety: None

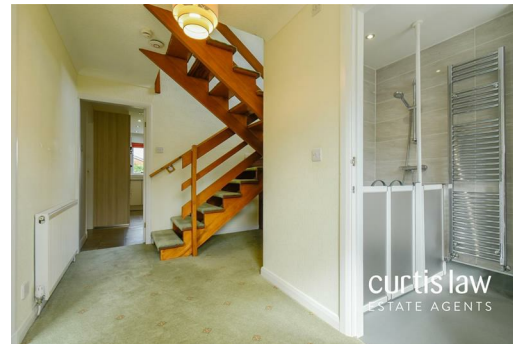
Rights & Restrictions: No

Flood & Erosion Risks: No

Planning Permissions & Development Proposals: No

Property Accessibility & Adaptions: Wet room on ground floor

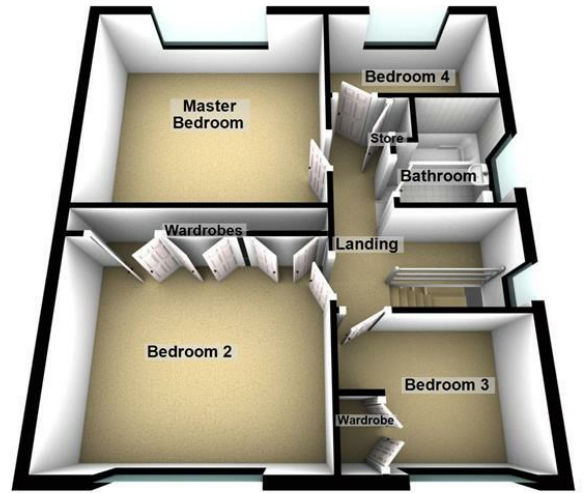
Coalfield & Mining Area: No



**Ground Floor**



**First Floor**



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		81
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	
(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>		
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 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 CO2 emissions</i>		
EU Directive 2002/91/EC		