



Brushwood Barker Lane, Mellor

£550,000 Freehold

FIVE BED LINKED DETACHED FAMILY HOME IN POPULAR RIBBLE VALLEY LOCATION Located on Barker Lane, Mellor, this property offers an exceptional standard of spacious accommodation throughout, including a lounge, diner, open plan kitchen/living area and is complete with with a garage and driveway parking for multiple vehicles as well as an extensive private garden to the rear. Early viewing is highly advised for what is sure to be a popular property!

Council Tax band: E

Tenure: Freehold



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As you enter this well appointed property you are greeted by a brief entrance vestibule and welcoming open hallway. Flowing through the property, double doors provide access to the split level dining room and lounge, with stairs to the first floor, which provide the perfect spaces for entertaining guests and relaxing with the family. Further through the property you enter the opulent kitchen/ living space, complete with wall and base storage units as well as various integrated appliances, offering all the necessities for modern day living and providing a bright space admiring views of the idyllic rear garden. A conveniently located utility room can be found off the dining room. Additionally, the ground floor houses three of the spacious bedrooms and also one of the two family bathrooms.

Ascending to the first floor where you will find two spacious double bedrooms off the landing, both allow plentiful space for units and the second bedroom also provides access to the side balcony. A dressing room creates the perfect storage area and leads through to the upstairs family bathroom with a contemporary style shower enclosure. The property benefits from an exceptional decor throughout as well as uPVC triple glazing and gas central heating.

To the front of the property you will find parking for multiple vehicles with a shared driveway as well as access to the garage which is currently being utilised as a home gym and provides plentiful loft storage above. Leading to the rear you are met with the large idyllic garden with a flagged patio seating area along with an extensive grass lawn.

From the charming garden to the delightful surroundings, this property epitomises luxury living at its finest, offering a blend of privacy, tranquillity, and beautiful landscapes that create an idyllic setting for your dream home. Live the life you've always imagined in this meticulously maintained home where every detail reflects the care and attention of its current owners.



Hallway

Laminate flooring, composite front door, automatic lighting,

Bedroom Five

Laminate flooring, uPVC triple glazed window, ceiling spots, panel radiator.

Bedroom Three

Laminate flooring, uPVC triple glazed window, ceiling spots, panel radiator.

Bathroom

Four piece in white including walk-in shower enclosure with mains fed Aqua Lisa power shower, tiled splashbacks, tiled flooring, upvc triple glazed frosted window x2, ceiling spots, under floor heating, panel radiator.

Split level lounge diner

Karndene flooring, feature fireplace, with wood burning stove and stone hearth, French doors into rear garden, built in shelving, stairs to first floor, ceiling spots, panel radiator x3.

Utility

Range of fitted wall on base units with contrasting work surfaces, sink and drainer, plumed for washing machine, tiled splashbacks, wall mounted boiler, uPVC triple glazed privacy window and door, panel radiator, Karndene flooring, ceiling spots.

Bedroom Four

Laminate flooring, ceiling spots, uPVC triple glazed privacy window, panel radiator.

Kitchen

Range of fitted wall and base units with Kitchen Design German Kitchen contrasting granite work surfaces, sink and drainer, tiled splashbacks, integral NEFF electric oven x2, induction hob, extractor fan, coffee machine, dish washer, vaulted ceiling with velux x 4 and ceiling spots, uPVC triple glazed privacy window x 5, French doors into rear garden, Karndene flooring, panel radiator x 2.

Landing

Laminate flooring, uPVC triple glazed window, panel radiator.

Bedroom Two

Laminate flooring, uPVC triple glazed window and door onto newly installed railings and balcony, panel radiator.

Bedroom One

Laminate flooring, uPVC triple glazed window x2, extensive views to rear, panel radiator, under eaves storage.

Walk through wardrobe

Laminate flooring.

Shower Room

Three-piece in white including walk-in shower enclosure with mains fed shower, vanity unit housing sink, tiled splashbacks, tiled flooring, under floor heating, heated towel radiator, ceiling spots.

Gym/Storage

With storage above.







Approximate total area^m
2185 ft²
Reduced headroom
66 ft²

(1) Excluding balconies and terraces

Reduced headroom
— Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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