

8 ACRES BROOK ROAD
HIGHAM
BB12 9BY

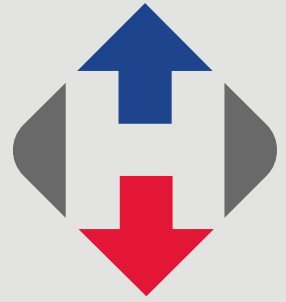
£440,000



- Spacious detached family home
- Large plot with woodland & brook
- 4 bedrooms, master en-suite
- Dual aspect living room
- Siematic kitchen, dining room
- Driveway, double garage
- Gas CH & UPVC double glazing
- 133m² (1,431 sq ft) approx. plus garage

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Situated on the edge of this popular development, enjoying a superb plot with several tiers of gardens leading down into a woodland and bordering a brook, this detached four bedroom home offers spacious and well maintained living accommodation throughout. The garden and plot size are rarely found on homes of this age, so for anyone keen on outside space and semi wild gardens this may be the property for you.



Internal accommodation comprises a large entrance hallway with a break staircase, cloakroom, dual aspect living room with patio doors onto the rear garden, separate dining room and Siematic fitted breakfast kitchen. On the first floor are four bedrooms, the master enjoying an en-suite shower room, and a separate house bathroom. Outside the property enjoys an enlarged driveway and parking area along with a double garage.

LOCATION: On entering the village of Higham, turn left onto Higham Hall Road and then left again onto Acres Brook Road. Follow the road up and around to the right and number 8 is on the left hand side.

ACCOMMODATION: (Imperial dimensions in brackets: all sizes approximate):-

ENTRANCE HALLWAY: With Rockdoor and UPVC side panels, oak top flooring, break staircase to the first floor with understairs storage cupboard and alarm point.

CLOAKROOM: 2-piece white suite comprising a low level w.c. and vanity wash-hand basin, heated stainless steel towel rail and fully tiled walls.

LIVING ROOM: 3.8m x 6.5m (12'5" x 21'4"); a dual aspect room with bay window to the front and UPVC patio doors with side panels to the rear, television point and 'Living Flame' gas fire in ornate surround.

DINING ROOM: 3.3m x 3.6m (10'10" x 11'11"); with feature bay window.

BREAKFAST KITCHEN: 4.4m x 2.7m (14'4" x 8'11"); a Siematic fitted kitchen with base and wall level storage units with complementary work surfaces and a range of appliances including 2 built-in electric ovens, built-in dishwasher, built-in fridge-freezer, plumbed and drained for an automatic washing machine, 4-ring gas hob with extractor hood over, one-and-a-half bowl stainless steel sink unit, heated stainless steel towel rail, low voltage lighting and UPVC external door to the rear of the property.

FIRST FLOOR:

LANDING: With attic access point and picture window.

BEDROOM ONE: 3.7m x 3.7m (12'0" x 12'0").

EN-SUITE SHOWER ROOM: 3-piece white suite comprising a low level w.c., vanity wash-hand basin and shower enclosure with electric shower, heated towel rail, electric shaver point and extractor fan.





BEDROOM TWO: 3.8m x 3.6m (12'4" x 11'10"); with wood top floor.

BEDROOM THREE: 3.8m x 2.7m (12'5" x 8'11").

BEDROOM FOUR: 2.5m x 2.8m (8'2" x 9'0").

BATHROOM: 3-piece white suite comprising a low level w.c., vanity wash-hand basin and a panelled bath with a plumbed shower over, base and wall level storage cupboards, electric shaver point, fully tiled walls, low voltage lighting and tiled floor.

OUTSIDE: The property is situated in an excellent-sized plot. To the front is a low maintenance garden with shrubs and trees. A driveway providing off-road parking for 2 cars leads to a DOUBLE GARAGE with remote controlled electric roller door, power, light, water point, gas central heating boiler and personal door to the rear. In addition to the driveway, there is a parking area for a further 2 cars.

A pathway leads through a gate round the side of the property to an excellent-sized rear garden. The first section of garden is majority lawned with paved patio areas with flowerbeds surrounding, external power points and zones of lighting.



Pathways lead down into an extensive wild garden/woodland area which borders a brook with a variety of trees, secluded sitting areas and timber shed with power and lighting.

HEATING: Gas fired hot water central heating system complemented by double glazed windows in UPVC frames.

SERVICES: Mains water, electricity, gas and drainage are connected.

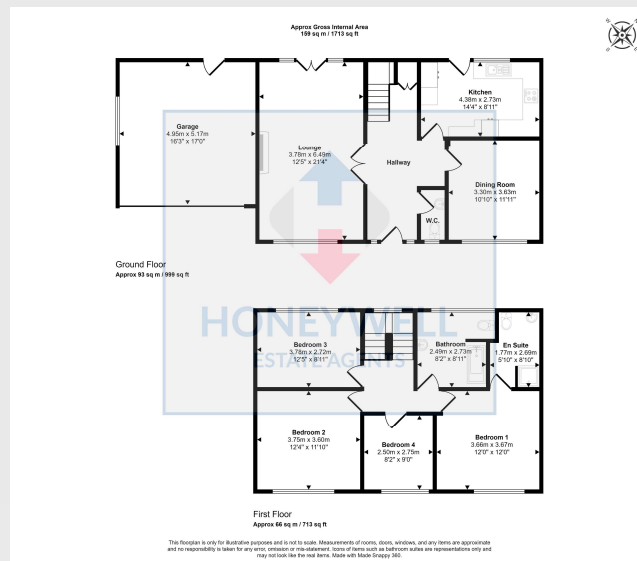
TENURE: Freehold.

COUNCIL TAX BAND E.

VIEWING: By appointment with our office.

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