



Honeywell
SELECT

12 Victoria Terrace, Mellor Brook

Stunning detached executive property

£565,000



- 4 double bedrooms, 2 en-suites
- Excellent plot & additional land
- SieMatic luxury kitchen
- High end fixtures throughout
- Off-road parking, integral garage
- Ribble Valley village location
- 156 m² (1,679 sq ft) approx. plus garage

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12 Victoria Terrace Mellor Brook

Situated on a small exclusive cul-de-sac, tucked away in the Ribble Valley village of Mellor Brook, this stunning detached home was built in 2022. The property has top specification fittings throughout including a SieMatic fitted dining kitchen with Siemens appliances along with an induction hob. The three first floor bathrooms all have Hansgrohe fittings.

Accommodation comprises an entrance hallway, cloakroom with 2-piece suite, living room with contemporary fire, open-plan living kitchen with SieMatic kitchen, useful utility room and a large integral garage with power and light. On the first floor are four double bedrooms, the master and the guest have their own en-suite shower rooms, and a further contemporary house bathroom.

Outside the property is positioned at the end of the cul-de-sac, with a large tiered rear garden with separate lawn and patio sections. The topmost section enjoys a roof top view of the surrounding area and the nearby woodland. In addition to the immediate gardens, the property has ownership of a further section of land to the south side of the property.

Mellor Brook offers an attractive location with great access to the A59, Ribble Valley, Blackburn and Preston with the M6 motorway being only a few minutes' drive away. The village has a public house and bakery. There is a primary school in the neighbouring village of Mellor and the property is in the catchment area for Clitheroe secondary schools.

The property has the remainder of a 10-year warranty from 2022, was built to the latest regulations and is energy efficient with ample insulation, gas central heating and anthracite PVC double glazing.

LOCATION: From the roundabout at the A59 proceed into Mellor Brook. Follow the road round the left hand bend and take the second exit at the roundabout into Mellor Brook. Follow the road down the dip and up the hill and turn right into Victoria Terrace. The house can be found at the very top on the left.

ACCOMMODATION: (imperial dimensions in brackets: all sizes are approximate):-

ENTRANCE: Through Rock PVC front door into:



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SPACIOUS HALLWAY: With recessed spotlighting, window to side elevation, feature contemporary grey radiator, large understairs storage cupboard, luxury vinyl flooring and spindle staircase off to first floor.

CLOAKROOM: 2-piece suite comprising low suite w.c. with push button flush and contemporary vanity wash-hand basin with black mixer tap on a concrete style base and matching vanity mirror over. Black heated ladder style towel rail, extractor fan, recessed spotlighting and luxury vinyl flooring.

OPEN-PLAN LIVING DINING KITCHEN: 5.8m x 4.5m (18'10" x 14'10"); with fitted Stuart Frazer SieMatic kitchen with two-tone grey wall and base units with complementary high quality marble effect quartz worktop and splashback, one-and-a-half bowl stainless steel sink unit with draining board carved into the marble with mixer tap, feature under unit lighting, range of Siemens integrated appliances including electric fan oven and microwave combination oven, integrated fridge freezer, integrated dishwasher, island unit with Siemens 5-ring induction hob with ceiling mounted extractor fan over with LED light strip, four large drawers and breakfast bar. Spacious dining and seating area with recessed spotlighting and glazed PVC French doors opening onto rear patio.

UTILITY ROOM: 3.2m x 2.1m (10'7" x 6'11"); with a range of base units with complementary white work surfaces, stainless steel single drainer sink unit with mixer tap, plumbing for a washing machine and space for a tumble dryer, tiled floor, recessed spotlighting, half-glazed PVC door to rear patio and doorway leading to integral garage.

LOUNGE: 3.6m x 4.9m (11'10" x 16'2"); with recessed spotlighting, LED wall light points, television point, feature electric contemporary fireplace set into chimney breast, luxury vinyl flooring, two contemporary tall grey radiators and bespoke window shutters.

FIRST FLOOR:

SPACIOUS LANDING: With storage cupboard and loft access.

BEDROOM ONE: 4.8m x 3.6m (15'7" x 11'9"); to the front with television point, recessed spotlighting, bedside wall light points and bespoke window shutters.



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EN-SUITE SHOWER ROOM: 3-piece white suite comprising low suite w.c. with push button flush, wall-hung vanity wash-hand basin with chrome mixer tap, storage drawers under in concrete effect and back-lit LED vanity mirror over, corner shower enclosure with fitted Hansgrohe thermostatic shower, chrome heated ladder style towel rail, recessed spotlighting, attractive tiled walls and luxury vinyl flooring.

BEDROOM TWO: 3.2m x 4.6m (10'7" x 15'2"); with window to front elevation, bespoke window shutters, television point and recessed spotlighting.

EN-SUITE SHOWER ROOM: 3-piece suite comprising low suite w.c., wall-hung vanity wash-hand basin with chrome mixer tap and back-lit LED vanity mirror over with shaver point, corner shower enclosure with fitted Hansgrohe thermostatic shower, tall chrome heated ladder style towel rail, Velux window, attractive tiled walls, recessed spotlighting and luxury vinyl flooring.

BEDROOM THREE: 3.3m x 3.6m (10'9" x 11'11"); with television point, bespoke window shutters and attractive outlooks across the rear garden.

BEDROOM FOUR: 2.4m x 3.8m (7'11" x 12'5"); with television point, bespoke window shutters and attractive outlooks across the rear garden.

BATHROOM: 3-piece white suite comprising low suite w.c. with push button flush, vanity wash-hand basin with matt black mixer tap and matching vanity mirror over with LED lighting and storage drawer under and panelled bath with matt black mixer tap and shower over with fixed showerhead and separate hand-held showerhead with matching glass shower screen. Shaver point, black heated ladder style towel rail, part-tiled walls, extractor fan, luxury vinyl flooring and recessed spotlighting.

OUTSIDE: There is a lawned front garden with Indian stone pathway to front door with planting areas and feature exterior LED lighting, tarmac driveway with electric car charger providing parking for three cars leading to INTEGRAL GARAGE measuring 3.3m x 6.0m (10'11" x 19'7") with electrically operated sectional up-and-over door, electric , light, power and wall-mounted Worcester combination central heating boiler.

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To the rear is a good-sized three tier terraced garden which is not overlooked from the rear boundary. Adjacent to the house is a large Indian stone paved patio area with feature LED outside lighting, cold water tap with steps up to the second tier area with Indian stone paved patio and lawn with feature estate railing. Further steps lead up to a third tier with a good-sized lawn and timber boundary fence.

ADDITIONAL LAND: Beyond the immediate front and rear gardens the property owns the section of land to the south side of the property which benefits from sun throughout the day.

SMART APPLIANCES: The garden lighting, light above the kitchen extractor, Alexa show (screen in kitchen) and CCTV/video doorbell are all smart controlled. These appliances are linked in order that the cameras can be shown on the screen and doorbell comes through speakers with everything voice controlled.

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

HEATING: Gas fired hot water central heating complemented by sealed unit double glazing in PVC frames.

TENURE: Freehold. **EPC:** The energy efficiency rating of the property is B. **COUNCIL TAX BAND:** E



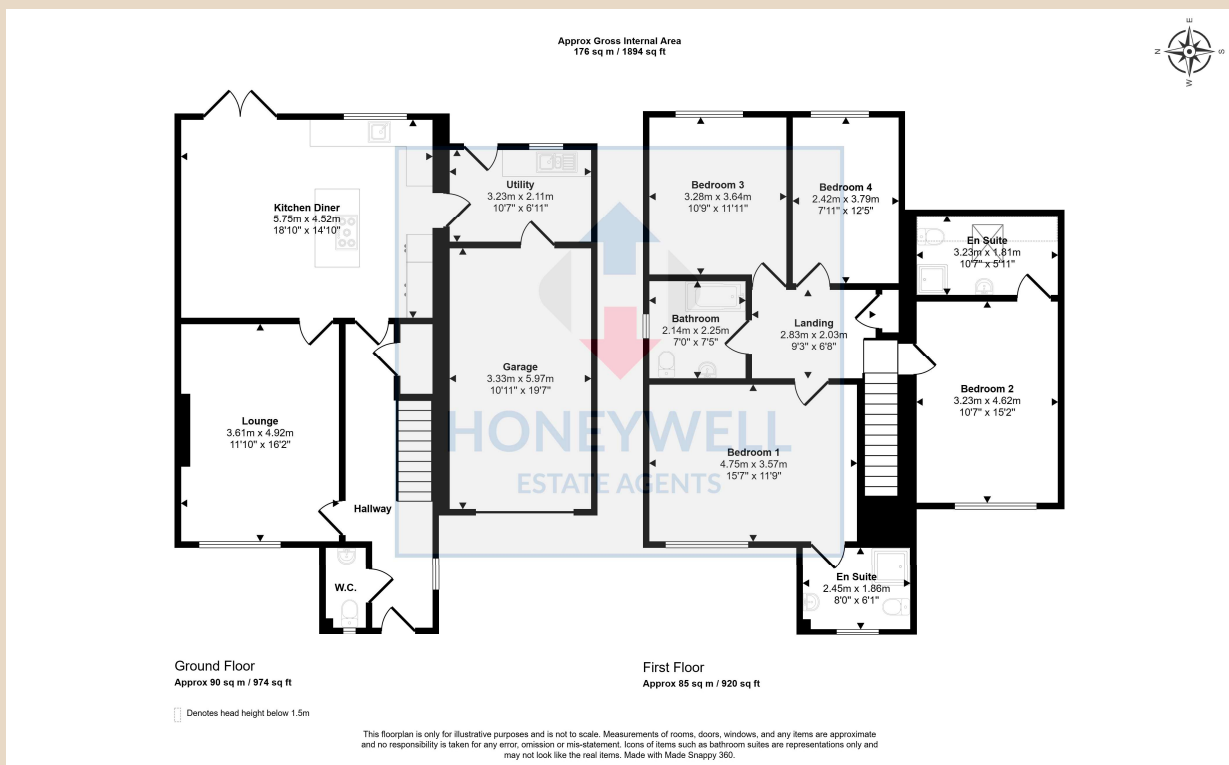
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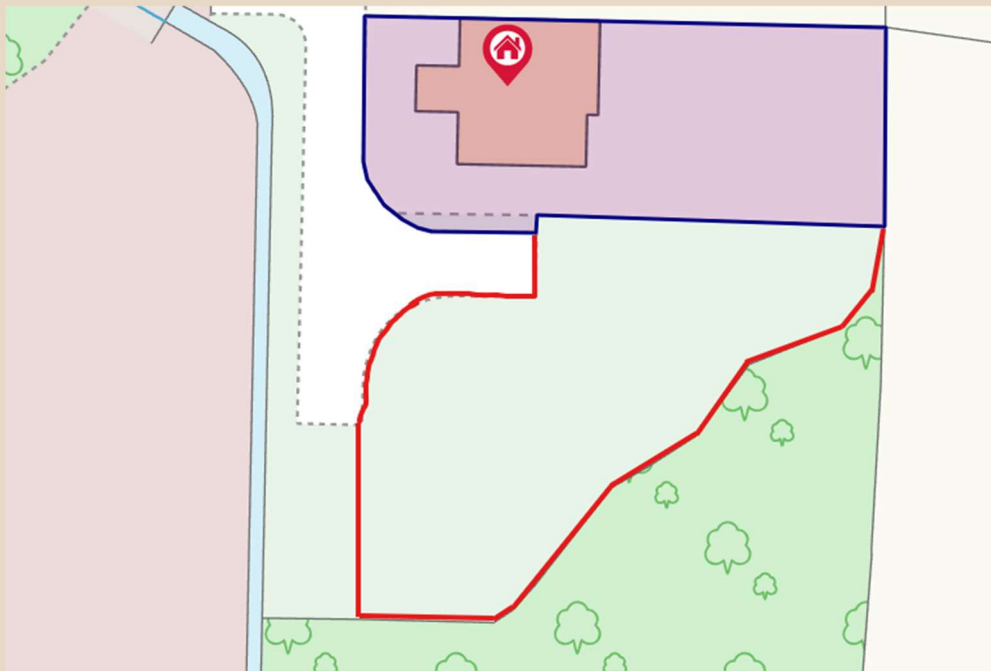
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