



## ***64 Brookview Close***

***Wilpshire***

***Offers in the Region of: £275,000***



**Pendle Hill  
Properties**



**64 Brookview Close, Wilpshire**  
**£275,000 Offers in the**  
**Region of**

A beautiful, detached four bedroom home, a stones throw away from the highly sought after village of Wilpshire, briefly comprises a spacious lounge, open plan kitchen/dining space with utility and downstairs WC, four large double bedrooms, family bathroom and ensuite. Single garage, driveway and large garden to the rear.



## LOUNGE

A spacious, light lounge located at the front of the property briefly comprises, carpeted flooring, double glazed window to front of the property, radiator, ceiling light point and wooden French doors into the dining space.

## KITCHEN / DINING

A fully fitted kitchen with a range of base and wall mounted units with complimentary laminate worktops briefly comprises a four-ring gas hob with overhead extractor, integrated fridge, freezer, oven and dishwasher, sink with mixer tap, breakfast bar, wood flooring, spotlights, radiator, double-glazed windows to the rear.

The dining area boasts UPVC doors opening onto the large garden to the rear, radiator, ceiling light point and wood flooring.

## UTILITY ROOM/ WC

Through the kitchen, you will find utility room with space for washing machine, base storage unit and worktop, ceiling light point, wood flooring and access doors to the garage and the side of the property.

The downstairs WC comprises a low level WC, pedestal sink, radiator, ceiling light point, wooden flooring and frosted window to the rear of the property.

## MASTER BEDROOM WITH ENSUITE

A large double bedroom briefly comprises double glazed window to front of property, carpeted floors, radiator, ceiling light point and integrated storage.

The ensuite comprises a walk-in shower cubicle, vinyl flooring, ceiling light point, radiator, low level wc and pedestal sink.

## BEDROOM TWO

Another double bedroom comprises a double glazed window to the front of the property, carpeted floors, ceiling light point and radiator.

## BATHROOM

A three -piece family bathroom briefly comprises a bath, low level wc and pedestal sink, vinyl flooring, ceiling light point, towel warmer, half tiled walls and frosted window to rear.

## BEDROOM THREE

Located to the rear of the property a third double bedroom briefly comprises a double glazed window to the front of the property, carpeted floors, ceiling light point and radiator.

## BEDROOM FOUR

The final bedroom comprises a double glazed window to the rear of the property, carpeted floors, ceiling light point and radiator.

## EXTERNAL

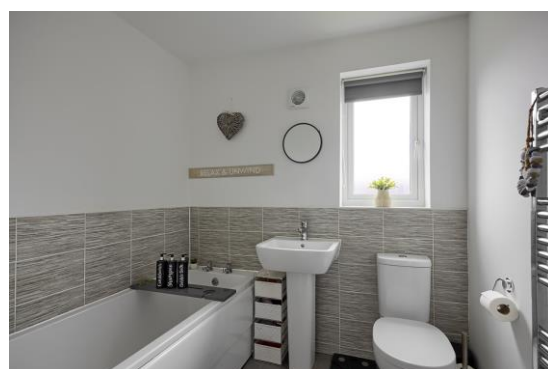
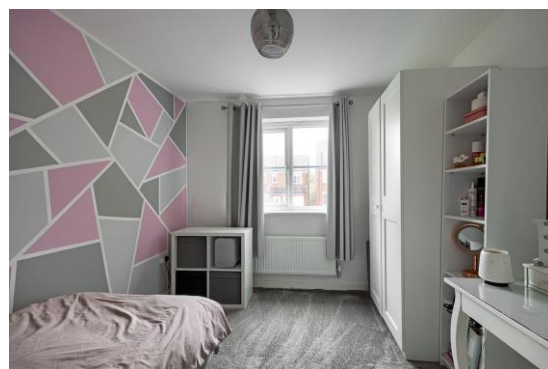
The property boasts a large, fenced in south facing garden to the rear and a multi vehicle drive to the front.

## ADDITIONAL INFORMATION

Tenure = Freehold

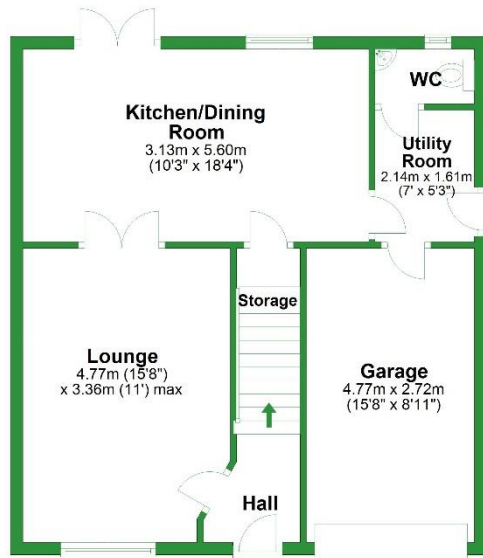
Council Tax Band = D

Single garage with electricity



### Ground Floor

Approx. 58.5 sq. metres (629.5 sq. feet)



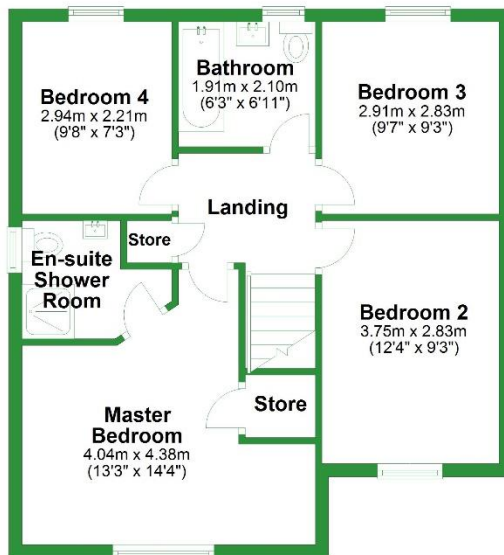
Total area: approx. 113.8 sq. metres (1225.0 sq. feet)

For illustrative purposes only. Not to scale. All sizes are approximate.  
Plan produced using PlanUp.



### First Floor

Approx. 55.3 sq. metres (595.5 sq. feet)



Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out nor the services, appliances, and fittings have been tested. Room sizes should not be relied upon for furnishing purposes and are an approximate. Floor plan measurements are for guidance only, and may not be to scale. Particulars included have been signed off by the vendor(s).



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