



Yew Tree Drive, Blackburn, BB2 7EJ

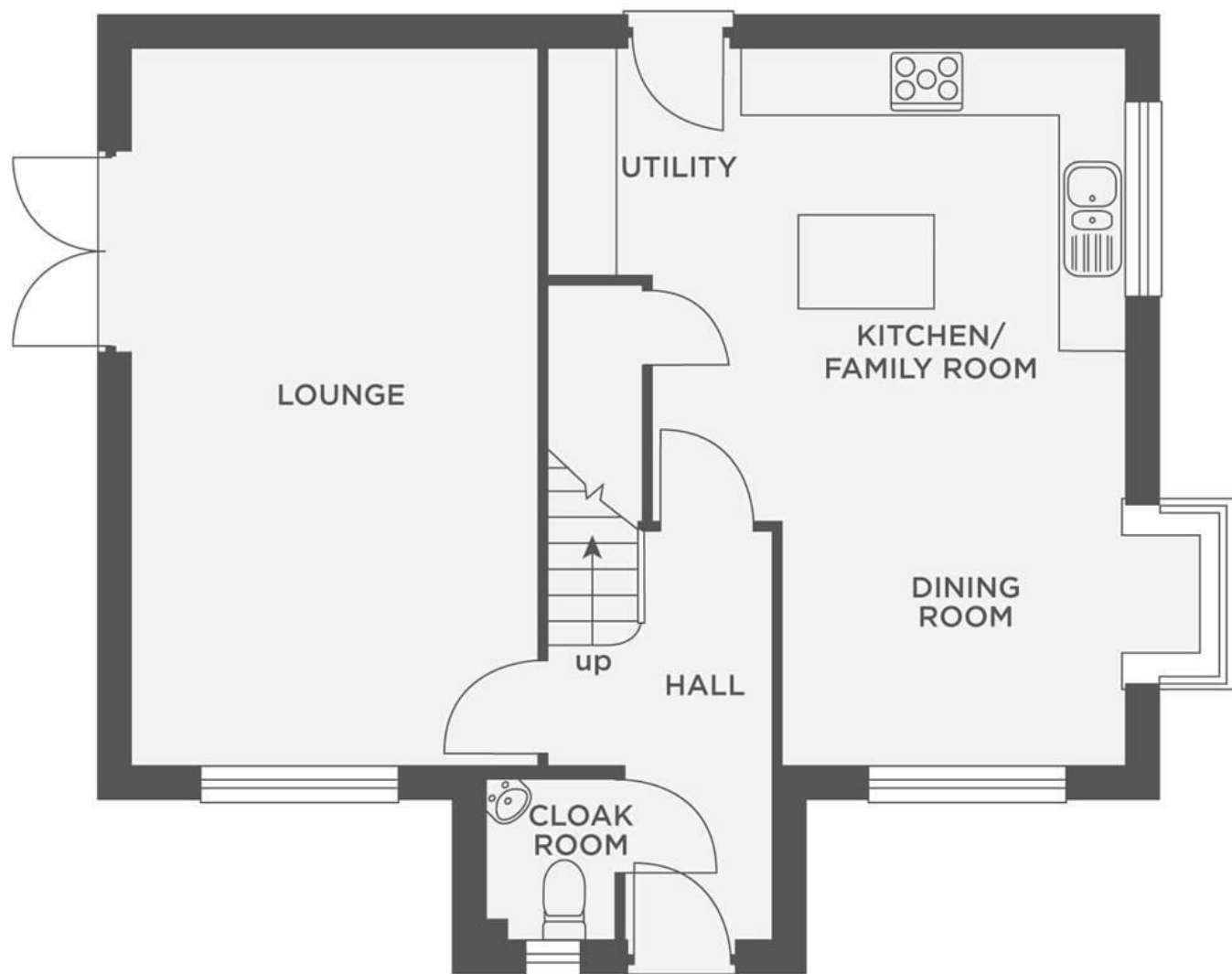
£323,950

The Haversham is an attractive four bedroom home, which you'll love pulling up to every time you arrive home. On the ground floor you'll find an open plan kitchen/diner, which is sure to become the heart of your family home. There is plenty of space for both dining and family time, thanks to the open plan layout. There is an additional utility space, creating handy storage solutions.

The lounge is extremely generous in size and leads to the garden through a set of french doors, creating a light, bright and airy home. The cloakroom on the ground floor is especially beneficial when you have guests.

Upstairs feels just as spacious, with four generously sized bedrooms to choose from. The main bedroom features an en suite for added privacy, while the rest of the family have a bathroom with separate shower to share. If you're looking to work from home, one of the bedrooms could comfortably double up as a home office, allowing you to keep both home and work life separate.

For further information, or to arrange a viewing, please contact our Sales team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansestateagents



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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- Four Bedrooms
- Choice of Porcelanosa tiles in bathroom/en-suite
- Single detached garage
- Luxury Fitted Kitchen with a Choice of Finishes
- Utility area and cloak room
- 10 year NHBC warranty
- Open plan kitchen/family/dining area
- French doors to rear garden from lounge
- 2 year builders warranty

Ground Floor

Lounge

21'1 x 11'10 (6.43m x 3.61m)

Open Plan Living Dining Kitchen

21'1 x 16'11 (6.43m x 5.16m)

First Floor

Bedroom One

13'7 x 10'6 (4.14m x 3.20m)

Bedroom Two

12' x 11'1 (3.66m x 3.38m)

Bedroom Three

10'3 x 9'6 (3.12m x 2.90m)

Bedroom Four

9'8 x 9'6 (2.95m x 2.90m)

The Hedgerows

The Hedgerows is a development of 2, 3, 4 & 5 bedroom homes situated off Yew Tree Drive and Whinney Lane, near the sought after village of Mellor. This very desirable area of Blackburn offers excellent local schools and amenities and the perfect location for modern family living.

A former mill town on the edge of the Ribble Valley, Blackburn offers all the convenience of a large town surrounded by all the beauty of Lancashire's Hill Country.

Blackburn is rapidly establishing itself as a shopping hotspot with a diverse range of high street names as well as independent outlets and specialist shops packed with character. Blackburn also boasts a thriving cultural scene with three excellent arts centres and heritage attractions to explore.

If you enjoy the great outdoors, Blackburn is set within miles of magnificent countryside, from rugged moorland to ancient woodlands and tranquil reservoirs, there's something for everyone.

Ideal for commuting, the Hedgerows is located approximately six miles from Junction 31 of the M6 and three miles from Junction 6 of the M65 giving easy access to all major towns and cities throughout the North West and beyond. Blackburn and Darwen railway stations give access to the West Coast Main Line at Preston and Manchester.

What's Nearby?

Blackburn town centre is easily accessible and offers a diverse range of high quality shops and stores. The regenerated Mall Shopping Centre offers many high street brands as well as some unique independent stores, and is also home to Blackburn Market. A number of retail parks can also be found in and around Blackburn and Darwen.

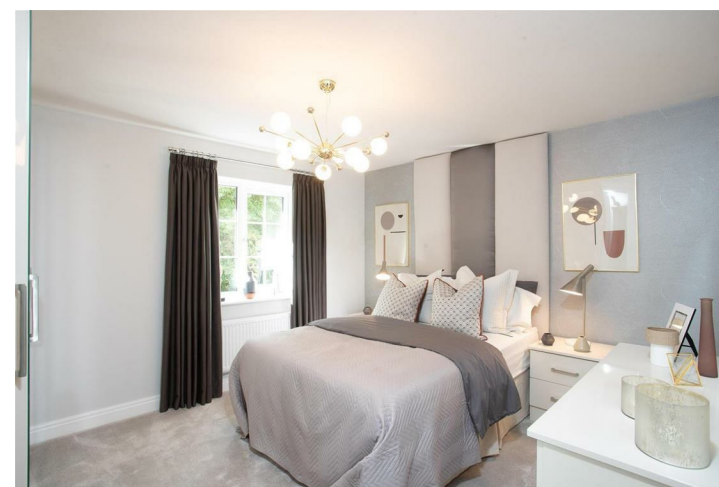
For families, The Hedgerows is well served with a choice of local nurseries and primary schools and the Ofsted rated 'outstanding' Pleckgate High School is just 1.5 miles away.

Local landmarks include Blackburn Cathedral, Ewood Park, Queen

Victoria's statue and the Town Hall, and those who enjoy the great outdoors will be spoilt for choice. With the West Pennine Moors on your doorstep you'll enjoy miles of walking and cycle routes, heritage and nature trails.

Please Note:

As the properties at this development are new build, the images shown are typical Show Home photography or CGI's for illustrative purposes only and not necessarily the advertised property. Furthermore, internal photography may show an upgraded specification. Please ask the Sales Advisor for details



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