



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



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.

## Meadow Rise, Blackburn, BB2 4QN

### £299,950

AN ENVIABLE DETACHED BUNGALOW WITH ADDED ANNEX

Having been presented and updated to the highest standard throughout and offering an abundance of versatile indoor and outdoor space, this outstanding four bedroom detached bungalow is being proudly welcomed to the market in the sought after location of Blackburn on a popular estate. With added self contained one bedroom attached annex. With stunning gardens, not being overlooked and added garage, this property is the perfect home for any family with older relatives or teenage children looking for their own space. With two bathrooms, two kitchens and modern fixtures and fittings, this property is the perfect home truly not to be missed!

The property comprises briefly; a welcoming entrance porch leads openly on to a hallway. The hallway guides you through to a reception room, three bedrooms and a family bathroom. The reception room guides you through to a contemporary fitted kitchen diner and second living space within the annex. The second living space guides you through to a kitchen and double bedroom. The bedroom then leads through to an en suite shower room. Externally there is an enclosed laid to lawn garden with paving, bedding and access on to a washroom. To the front there is a laid to lawn garden with paving, off road parking and access to the garage.

For further information or to arrange a viewing please contact our Blackburn team at your earliest convenience.

# Meadow Rise, Blackburn, BB2 4QN

£299,950



- Tenure Freehold
- Off Road Parking With Driveway And Access To A Garage
- Two Contemporary Fitted Kitchens
- Close Proximity To Local Amenities
- Council Tax Band C
- An Envious Detached Bungalow With Annex And Not Being Overlooked
- Ample Outdoor Space With Viewing Essential
- EPC Rating TBC
- Ideal Family Home With Older Relatives Or Teenagers Looking For Their Own Space
- Easy Access To Major Commuter Routes

## Ground Floor

### Entrance

Via a UPVC double glazed frosted door to porch.

### Porch

5'8 x 5'1 (1.73m x 1.55m)

UPVC double glazed frosted window, spotlights and open to hall.

### Hall

14'3 x 10'7 (4.34m x 3.23m)

Central heating radiator, coving, smoke alarm, store cupboard with Worcester boiler, oak doors to reception room one, three bedrooms and bathroom.

### Bedroom One

11'9 x 8'9 (3.58m x 2.67m)

UPVC double glazed window, central heating radiator, coving, fitted wardrobe and wood effect laminate floor.

### Bedroom Two

11'10 x 8'1 (3.61m x 2.46m)

UPVC double glazed window, central heating radiator and coving.

### Bedroom Three

8'10 x 7'11 (2.69m x 2.41m)

UPVC double glazed window, central heating radiator, coving, fitted wardrobes and wood effect laminate floor.

### Bathroom

8'9 x 5'11 (2.67m x 1.80m)

UPVC double glazed frosted window, central heating towel rail, four piece suite, dual flush WC, panel bath, pedestal wash basin, enclosed corner direct feed rainfall steam shower, PVC panel elevation, PVC to ceiling, spotlights, extractor fan and tiled effect lino floor.

### Reception Room One

15' x 12' (4.57m x 3.66m)

UPVC double glazed window, central heating radiator, coving, spotlights, cast iron multi fuel burner, television point, wood effect laminate floor, oak double doors to kitchen/diner and oak door to annex.

### Kitchen/Diner

19'3 x 10'5 (5.87m x 3.18m)

UPVC double glazed window, central heating radiator, range of wood and cream effect wall and base units, granite effect surface, stainless steel one and a half sink and drainer with mixer tap, four door Range with five ring gas hob and hot plate, integrated wine cooler, integrated fridge freezer, integrated counter island, coving, spotlights, Kardean floor and UPVC double glazed patio doors to rear.

### Annex

### Reception Room Two

12'8 x 12'5 (3.86m x 3.78m)

Central heating radiator, coving, spotlights, television point, oak doors to kitchen, reception room and UPVC double glazed patio doors to rear.

## Kitchen

8'2 x 7'2 (2.49m x 2.18m)

UPVC double glazed window, central heating radiator, range of cream wall and base units, granite effect surface, stainless steel sink and drainer with mixer tap, integrated electric Neff oven with four ring Lamona gas hob and extractor hood, integrated microwave, fridge and freezer and Worcester boiler, loft access and granite effect vinyl floor.

## Bedroom One

10'3 x 9'1 (3.12m x 2.77m)

UPVC double glazed window, skylight, central heating radiator, coving, television point, fitted wardrobe and door to en suite.

## En Suite

10'3 x 2'11 (3.12m x 0.89m)

UPVC double glazed frosted window, central heating radiator, three piece suite, enclosed direct feed shower, pedestal wash basin with mixer tap, dual flush WC, PVC panel elevation, PVC to ceiling, spotlights, extractor fan and granite effect vinyl floor.

## External

### Rear

Enclosed garden with laid to lawn, paving, bedding and external wash house.

### Wash House

8' x 7'1 (2.44m x 2.16m)

UPVC double glazed window, plumbed for washing machine and dryer, stainless steel sink and drainer with mixer tap, wood effect wall and base units, spotlights and tiled effect lino.

### Front

Laid to lawn garden with off road parking and access to garage.



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