



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		74	83
(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.

## Beardwood Meadow, Blackburn, BB2 7BH

### Offers Over £475,000

AN EXECUTIVE FOUR BEDROOM FAMILY HOME WITH STUNNING VIEWS AND OFF ROAD PARKING

WOW! If you are looking for the perfect family home, finished to a superb standard with views looking over the golf course, then look no further! This wonderful four bedroom property is being welcomed to the property market on a quiet cul-de-sac in Blackburn. The property is equipped with everything a growing family would need from high specification appliances to a superb rear garden that overlooks the golf course. This property is immaculately presented and is a credit to the current owner. Providing easy access to countryside walks yet still being easily accessible for commuter routes, local amenities and well regarded schools.

The property comprises briefly, to the ground floor; entrance via a spacious welcoming entrance hall with stairs leading to the first floor and doors providing access to a downstairs WC, large reception room, dining room, office, kitchen and double garage. The kitchen, dining room and reception room all have doors providing access to the beautiful rear garden. The kitchen is fitted with solid oak wall and base units and boasts a superb AGA. To the first floor, there is a landing with doors leading to four good sized bedrooms and a three piece family bathroom. The main bedroom has a door providing access to a stunning three piece en suite. Externally, to the rear of the property there is a beautiful garden with a laid to lawn area, a paved patio, mature shrubbery, bedding areas, gates leading to the front of the property and to the golf course. To the front of the property there is a laid to lawn garden, a driveway for off road parking and a double garage

View early to avoid disappointment! Contact our Blackburn team for further information or to arrange a viewing.

# Beardwood Meadow, Blackburn, BB2 7BH

## Offers Over £475,000



- Beautifully Presented Detached Property
- Contemporary Fitted Kitchen
- Driveway and Double Garage
- EPC Rating C

- Four Bedrooms
- Updated to Highest Standard Throughout
- Tenure Leasehold

- Two Bathrooms
- Well Maintained Gardens to Front and Rear
- Council Tax Band E

### Ground Floor

#### Entrance Porch

5'10 x 4'07 (1.78m x 1.40m)

Composite double glazed frosted front door, hardwood double glazed window, hardwood single glazed window, tiled flooring and hardwood door leading to the hall.

#### Hall

18'05 x 15'10 (5.61m x 4.83m)

Central heating radiator, coving to ceiling, Amtico flooring, stairs leading to the first floor, doors leading to office, dining room, reception room, kitchen, garage and WC.

#### Office

9'10 x 9'08 (3.00m x 2.95m)

UPVC double glazed window with fitted blinds, central heating radiator, coving to ceiling and television point.

#### WC

9'08 x 5'10 (2.95m x 1.78m)

Central heating radiator, dual flush WC, wall mounted vanity top wash basin with mixer tap, part tiled elevations, spotlights and tiled flooring.

#### Reception Room

24'06 x 15'03 (7.47m x 4.65m)

UPVC double glazed window, two central heating radiators, coving to ceiling, television point, gas feature remote controlled fire with part tiled elevations and UPVC double glazed sliding door out to rear.

#### Dining Room

10'07 x 10'01 (3.23m x 3.07m)

Coving to ceiling, central heating radiator, television point and UPVC double glazed sliding door out to rear.

#### Kitchen

16'02 x 12'08 (4.93m x 3.86m)

UPVC double glazed window with fitted blinds, central heating radiator, range of wall and base units, granite effect worktops, composite one and a half bowl sink and drainer with mixer tap, integrated gas Aga oven, integrated fridge, integrated freezer, dishwasher, tiled splashbacks, coving to ceiling, spotlights, television point, Amtico flooring and UPVC double glazed French doors to rear.

#### Garage

16'06 x 12'08 (5.03m x 3.86m)

Electric roller garage door, plumbing for washing machine and dryer, access to fully boarded loft, water tap, fuse box, gas and electric meter and UPVC double glazed door leading out to side elevation.

### First Floor

#### Landing

10'02 x 7'04 (3.10m x 2.24m)

Coving to ceiling, loft access, doors leading to four bedrooms and bathroom.

### Bedroom One

15'02 x 12'07 (4.62m x 3.84m)

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

### En Suite

10'01 x 6'01 (3.07m x 1.85m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with waterfall mixer tap, walk-in direct feed rainfall shower with rinse head, fully tiled elevations, tiled flooring, spotlights and extractor fan.

### Bedroom Two

13'01 x 7'06 (3.99m x 2.29m)

UPVC double glazed window, central heating radiator, television point and fitted wardrobes.

### Bedroom Three

10'04 x 10 (3.15m x 3.05m)

UPVC double glazed window, central heating radiator, television point and fitted wardrobes.

### Bedroom Four

9'02 x 7'04 (2.79m x 2.24m)

UPVC double glazed window and central heating radiator.

### Bathroom

8'05 x 5'09 (2.57m x 1.75m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, tiled panel bath with mixer tap and overhead rinse head, fully tiled elevations, illuminated mirror, tiled flooring, spotlights, extractor fan and shave point.

### Exterior

#### Rear

Enclosed laid to lawn garden, paved patio, bedding areas, mature shrubs and gated access to golf course.

#### Front

Laid to lawn garden, bedding areas, mature shrubs, off road parking and access to double garage.

