



Cloudberry Curve, Blackburn, BB2 5DY

Offers Over £450,000

A GORGEOUS FIVE BEDROOM DETACHED FAMILY HOME

Nestled in the desirable area of Cloudberry Curve, Blackburn, this stunning five-bedroom detached family home offers an exceptional living experience. With three generously sized reception areas, this property provides ample space for both relaxation and entertaining, making it ideal for a growing family seeking their dream home.

The interior is beautifully finished with neutral decor, which perfectly complements the modern fixtures and fittings throughout. This thoughtful design creates a warm and inviting atmosphere, allowing you to easily personalise the space to suit your tastes.

The property boasts three well-appointed bathrooms, ensuring that there is plenty of convenience for family members and guests alike. The spacious rear garden is a delightful feature, providing a perfect outdoor retreat for children to play or for hosting summer gatherings with friends and family. Additionally, the off-road parking and detached garage offer practical solutions for your vehicles and storage needs.

Situated in a convenient and popular location, this home is well-connected to local amenities, schools, and transport links, making it an ideal choice for families. This property truly represents a wonderful opportunity to secure a spacious and stylish family home in Blackburn. Don't miss the chance to make this exceptional house your new home.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B	85	
(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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 5  3  2  B

- Outstanding Detached Property
- Contemporary Fitted Dining Kitchen
- Ample Off Road Parking and Double Garage
- EPC Rating B
- Five Bedrooms
- Abundance of Living Space
- Tenure Freehold
- Three Bathrooms
- Immaculate Gardens to Front and Rear
- Council Tax Band E

Ground Floor

Entrance Hall

11'1 x 8'8 (3.38m x 2.64m)

Composite front door, UPVC double glazed window, central heating radiator, smoke detector, spotlights, under stairs storage, doors leading to two reception rooms, kitchen and stairs to first floor.

Reception Room One

18'3 x 12'6 (5.56m x 3.81m)

Two UPVC double glazed windows, central heating radiator and UPVC double glazed French doors and windows to rear.

Reception Room Two

9'10 x 8'8 (3.00m x 2.64m)

Two UPVC double glazed windows and central heating radiator.

Kitchen/Dining Area

27'0 x 12'6 (8.23m x 3.81m)

UPVC double glazed frosted window, two UPVC double glazed windows, central heating radiator, range of high gloss wall and base units with granite work surfaces, breakfast bar, integrated high rise double oven and microwave, five ring gas hob and extractor hood, inset stainless steel one and a half bowl sink with integrated draining ridges and mixer tap, integrated wine cooler, integrated fridge freezer, Fisher and Paykel dish drawers, spotlights, smoke detector, partial tiled flooring, door to utility and bi-folding doors to rear.

Utility

12'6 x 6'9 (3.81m x 2.06m)

UPVC double glazed window, central heating radiator, high gloss base units with laminate work surfaces, plumbing for washing machine, wall mounted Logic boiler, extractor fan, tiled flooring, door to WC and UPVC double glazed door to front elevation.

WC

6'3 x 2'11 (1.91m x 0.89m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, spotlights, extractor fan and tiled flooring.

First Floor

Landing

16'9 x 16'0 (5.11m x 4.88m)

UPVC double glazed window, central heating radiator, smoke detector, loft access, doors leading to five bedrooms, family bathroom and airing cupboard.

Bedroom One

17'4 x 12'6 (5.28m x 3.81m)

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

En Suite

7'0 x 4'5 (2.13m x 1.35m)

UPVC double glazed frosted window, central heated towel rail, dual flush plate WC, wall mounted wash basin with mixer tap, direct feed rainfall shower with rinse head, extractor fan, spotlights, partially tiled elevations and tiled flooring.

Bedroom Two

12'6 x 9'1 (3.81m x 2.77m)

Two UPVC double glazed frosted windows, two central heating radiators, fitted wardrobes and door to en suite.

En Suite

7'4 x 4'5 (2.24m x 1.35m)

UPVC double glazed frosted window, central heated towel rail, dual flush plate WC, wall mounted wash basin with mixer tap, direct feed rainfall shower with rinse head, partially tiled elevations, spotlights and extractor fan.

Bedroom Three

10'8 x 9'10 (3.25m x 3.00m)

UPVC double glazed window and central heating radiator.

Bedroom Four

10'8 x 9'10 (3.25m x 3.00m)

UPVC double glazed window and central heating radiator.

Bedroom Five

11'0 x 6'10 (3.35m x 2.08m)

UPVC double glazed window and central heating radiator.

Bathroom

7'4 x 5'7 (2.24m x 1.70m)

Central heated towel rail, dual flush WC, wall mounted wash basin with mixer tap, panel bath with mixer tap, overhead direct feed rainfall shower and rinse head, extractor fan, spotlights, partially tiled elevations and tiled flooring.

External

Rear

Enclosed laid to lawn garden with paved patio and timber shed.

Front

Laid to lawn garden, block paved driveway and access to double garage.



Tel: 01254916276

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