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White Carr Nightfield Lane, Blackburn, BB2 7LJ

£995,000

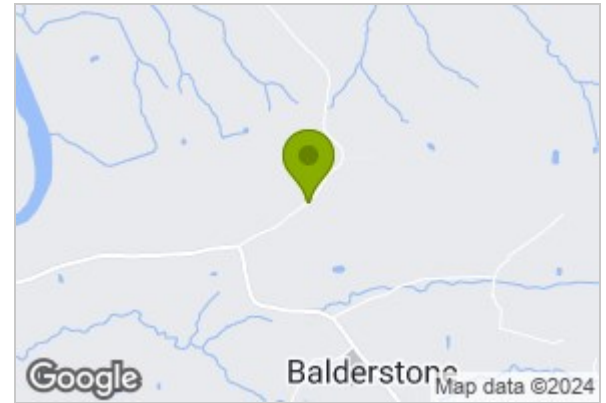


# White Carr Nightfield Lane, Blackburn, BB2 7LJ

White Carr is a superb detached family home, combining exceptional living accommodation with stunning panoramic views. The property has been tastefully extended and upgraded in recent years and now comprises four bedrooms, three reception rooms, two bathrooms, a double garage, wine cellar, office and superior kitchen; it boasts high-quality fittings throughout. Externally, it is surrounded by sizeable private grounds with double gated driveway, beautifully kept gardens and patio areas and a greenhouse; there is the added benefit of ample parking.

Private yet within easy reach of Preston, Blackburn and Clitheroe, the property is close to both the A59 and the M6 motorway. It also ideally located for Preston station, with regular routes to Manchester, London, Glasgow and Edinburgh.

The welcoming entrance porch opens into the large entrance hallway, with a staircase to first floor; doors lead into the downstairs WC, cloakroom, snug, dining room, kitchen / diner and formal lounge. The entrance hall also opens up to a pleasant seating area, with large aluminium-framed sliding doors to the rear patio.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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