



8 St Johns Close

Read

Offers in the Region of: £449,950



**Pendle Hill
Properties**



8 St Johns Close, Read
**£449,950 Offers in the
Region of**

A stunning, well presented three bedroom dormer bungalow, set in a quiet cul-de-sac in the sought after village of Read, briefly comprises a lounge, open plan kitchen/dining/living space, three double bedrooms, ensuite, study area, family bathroom. Large Westerly facing garden to rear. Garage and multi – vehicle driveway.



LOUNGE

A spacious, light lounge briefly comprises a feature limestone fireplace, double glazed window to front of property, wood flooring, radiator, ceiling light point and French doors leading into a second living space.

KITCHEN/DINING/FAMILY ROOM

A fully fitted kitchen with a range of base and wall mounted units with complementary granite worktops briefly comprises a four-ring induction hob with overhead extractor, Bosch double oven, and Bosch dishwasher, a kitchen island with base units, undermount sink, stainless steel mixer tap, integrated storage with plumbed washer and Travertine tiled flooring, plumbed underfloor heating runs throughout the whole room, as well as three sets of UPVC double doors opening onto the patio area.

BEDROOM ONE

A spacious double bedroom located on the first floor with two double-glazed windows, carpeted flooring, radiators, ceiling spotlights, and ceiling light point.

BEDROOM TWO

Another double bedroom located on the first floor with double-glazed windows overlooking the side and rear, integrated eaves storage, carpeted flooring, radiator, ceiling spotlights, and ceiling light point.

BATHROOM

A Villeroy and Boch family bathroom briefly comprising a double ended bath with shower attachment, walk-in rainfall shower with additional hose attachment, low level wc, floating basin sink, towel warmers, Travertine tiled flooring, and ceiling spotlights.

LANDING/STUDY

The first floor landing boasts a large space, currently utilized as a study with carpeted flooring, ceiling light point and window to front of property.

BEDROOM THREE WITH ENSUITE

The third double bedroom is located on the ground floor and briefly comprises a double-glazed window to the front of the property, integrated storage, carpeted flooring, a radiator, and ceiling light point. The ensuite comprises an electric shower, low level wc and pedestal sink.

EXTERNAL

To the rear of the property is a large Westerly-facing garden with a black Indian limestone patio area and large lawned area with plant borders with accessibility to the garage and gated access to the side of property.

ADDITIONAL INFORMATION

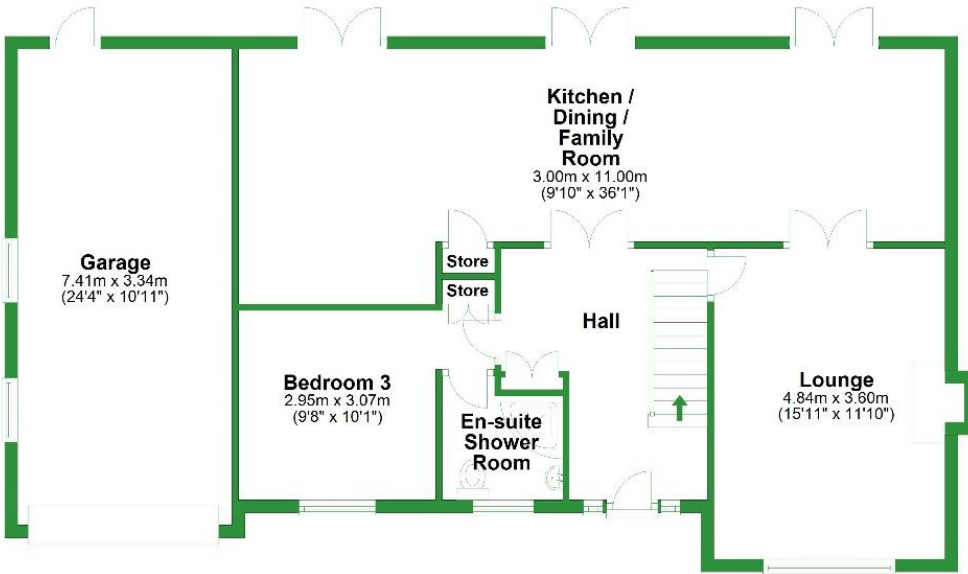
Tenure = Freehold

Council Tax Band = E



Ground Floor

Approx. 106.0 sq. metres (1140.8 sq. feet)

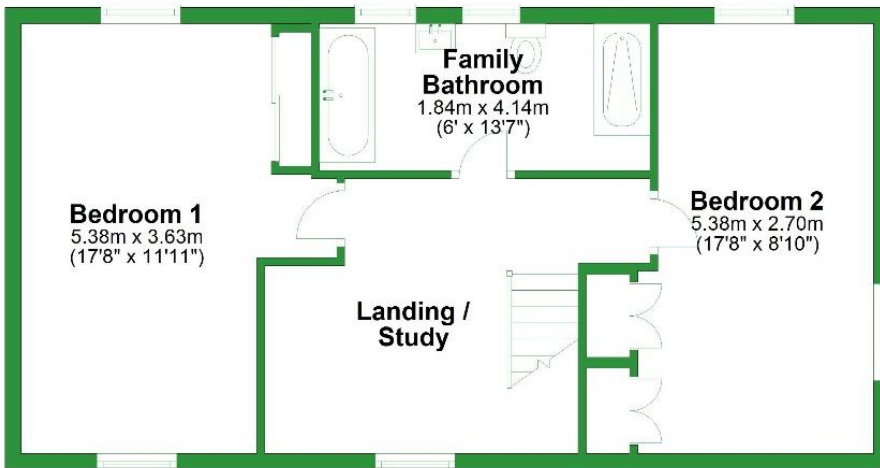


Total area: approx. 163.4 sq. metres (1758.9 sq. feet)

For illustrative purposes only. Not to scale. All sizes are approximate.
Plan produced using PlanUp.

First Floor

Approx. 57.4 sq. metres (618.1 sq. feet)



Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out nor the services, appliances, and fittings have been tested. Room sizes should not be relied upon for furnishing purposes and are an approximate. Floor plan measurements are for guidance only, and may not be to scale. Particulars included have been signed off by the vendor(s).



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