

martin-thornton.com
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**Kingsbrooke Drive, Blackley
Elland,**

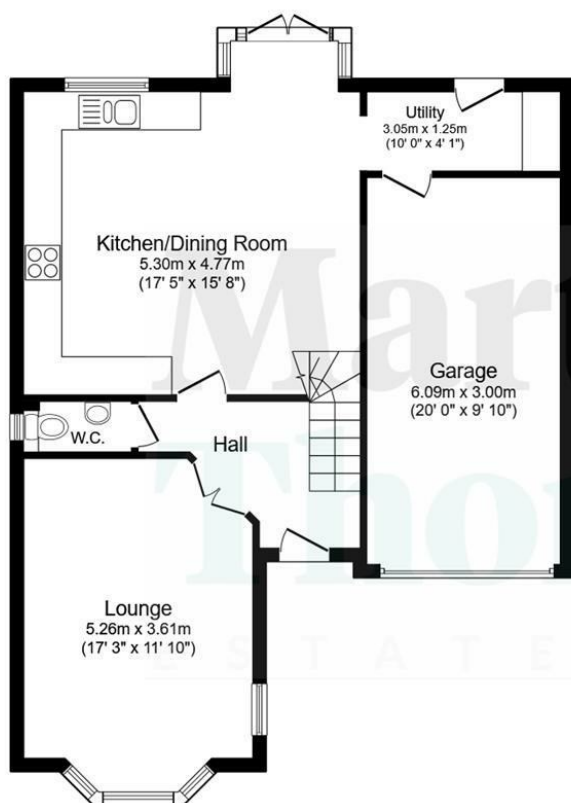
**Offers in the region of
£425,000**

MARTIN THORNTON PLATINUM

Presented to a high standard throughout and enjoying a superb open aspect with long distance views is this four double bedroom detached family home which enjoys a cul-de-sac setting among other quality properties. The property is ideally placed for motorway access, making it the perfect commuter base. The accommodation comprises an entrance hallway, downstairs WC, living room with bay window, rear dining kitchen with long distance views and access to the garden, utility and an integral garage. On the first floor are four double bedrooms, the master with built-in wardrobes and en suite shower room and a house bathroom. There is a gas-fired central heating system and uPVC double glazing. Externally, there is a block paved driveway, an integral garage and a rear garden with a superb open aspect and stunning views. There is a large decked area and an adjoining lawn. This home provides ideal family accommodation in this well-regarded area and an early inspection is advised.

Kingsbrooke Drive, Blackley Elland,

Floorplan



Ground Floor

Floor area 75.7 m² (815 sq.ft.)



First Floor

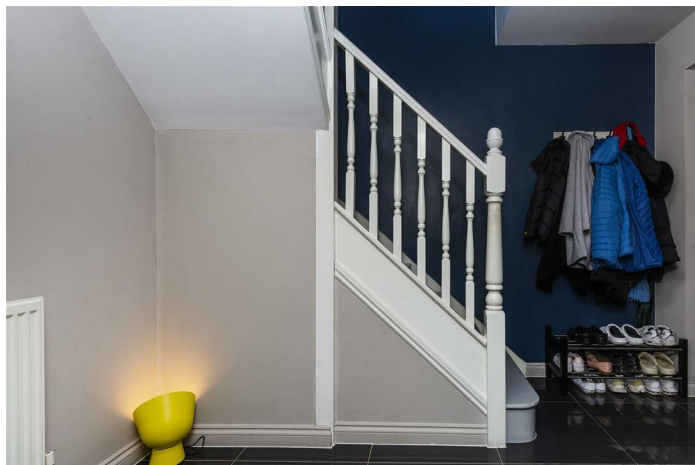
Floor area 72.5 m² (780 sq.ft.)

TOTAL: 148.2 m² (1,595 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Entrance Hallway



An external entrance door with an opaque glazed panel gives access to the hallway, which has a spindle staircase rising to a galleried-style landing area. Of particular note is the granite-style flooring which continues through the hall into the rear dining kitchen. There is a radiator and access to the downstairs WC.

Downstairs WC



This has a two-piece white suite comprising a wall-mounted hand basin and low-level WC. There is a uPVC opaque window to the side and a radiator.

Living Room



Timber and glazed doors give access to the living room. This good-sized principal reception room is positioned at the front of the property and has a walk-in bay with uPVC glazing overlooking the garden. There is an additional side uPVC window, oak-style laminate flooring and the room can easily accommodate a good amount of furniture.

Dining Kitchen



Positioned to the rear of the property, this room certainly has the wow factor and takes advantage of the long distance views across adjoining fields and the valley itself, making this room particularly light and bright. The kitchen area has woodblock style work surfaces extending to create a breakfast bar area, white units to high and low levels with brick-style tiled surrounds and a rectangular sunken sink with mixer tap. Integrated appliances include a five-ring gas

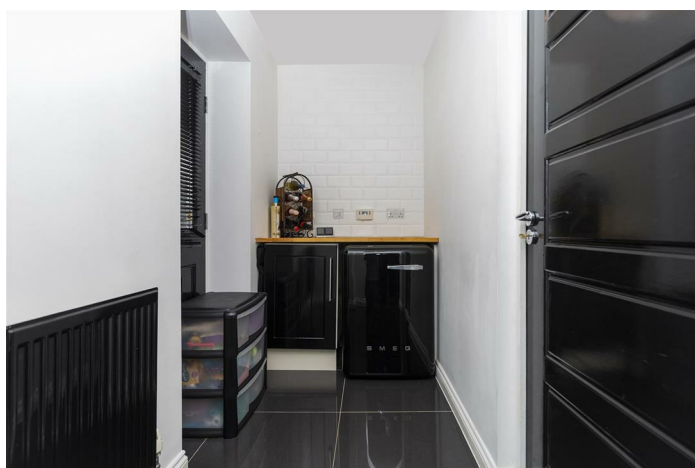
Kingsbrooke Drive, Blackley Elland,

Details



hob with an illuminated canopy-style filter hood and a fan oven. There is space for a freestanding fridge freezer and plumbing for a washing machine or dishwasher. The room has a rear uPVC window and a bay incorporating French doors overlooking the garden and taking full advantage of the view. There is ceiling downlighting within the kitchen area, provision for a wall-mounted TV and a radiator. The room has plenty of space for a formal dining/breakfast table, a continuation of the floor tiling and archway leading to the utility.

Utility



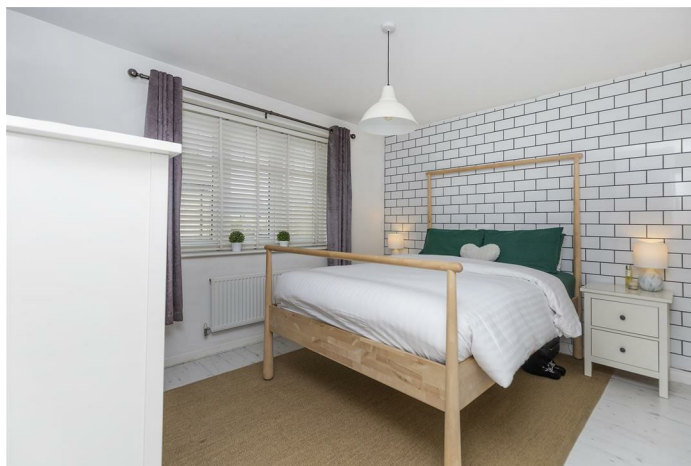
Accessed from the dining kitchen via an archway, this area has a continuation of the tiled flooring, a storage cupboard and plumbing for an extra appliance such as a washing machine or dishwasher. There is an external rear door, a radiator and a door leading to the integral garage.

First Floor Landing



From the hallway, the staircase rises to the first floor landing, which has balustrading and is galleried in part above the hallway. There is a large storage cupboard housing the cylinder, access to the loft area and a radiator.

Bedroom One



This large double bedroom is positioned at the front of the property and large sliding door wardrobes and provision for a wall-mounted TV. There is plenty of space for fitted or freestanding furniture along with feature tiling to one wall and a radiator. This room has the advantage of an en suite.



En Suite Shower Room



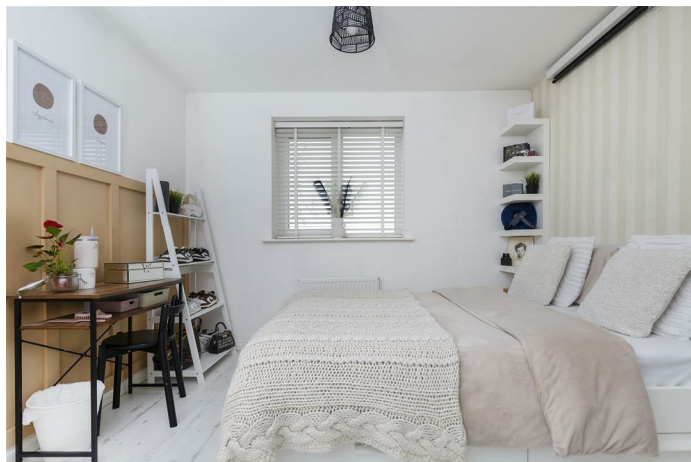
The shower room has a double shower cubicle with a tiled interior, a wall-mounted shower fitting and a hand held shower attachment. There is a pedestal wash hand basin and a low-level WC along with ceiling downlighting, an extractor fan, an opaque uPVC side window and a radiator.

Bedroom Two



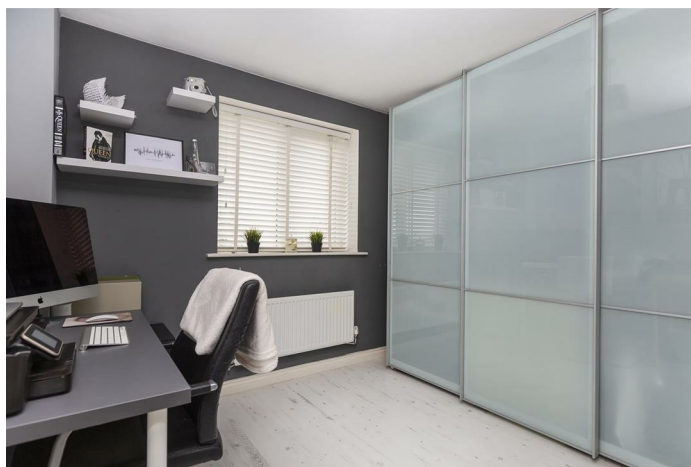
This good-sized double bedroom is positioned at the front of the property and has a uPVC window and a radiator. There is plenty of space for fitted or freestanding furniture.

Bedroom Three



This double bedroom is positioned at the rear of the property and has a superb view from its uPVC window. There is plenty of space for fitted or freestanding furniture and a radiator.

Bedroom Four



The final double bedroom is positioned at the rear of the property and also has a superb view from its uPVC window. There is plenty of space for fitted or freestanding furniture and a radiator.

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House Bathroom



The bathroom has a four-piece suite comprising a shower cubicle with tiled interior and wall-mounted hand-held shower fitting, pedestal wash hand basin, low-level WC and panelled bath. There is ceiling downlighting, half height wall tiling, extractor fan, a rear obscure uPVC window and a radiator.

External Details



The property enjoys a cul-de-sac setting among other detached homes and an open rear aspect with long distance views. To the front of the property is a lawned garden with a laurel hedge and a wide paved pathway leading to the entrance door. There is parking on the block paved driveway and access to the integral garage. The rear garden is one of the major selling features for its size and open aspect, with most enviable views over the surrounding area. Adjoining

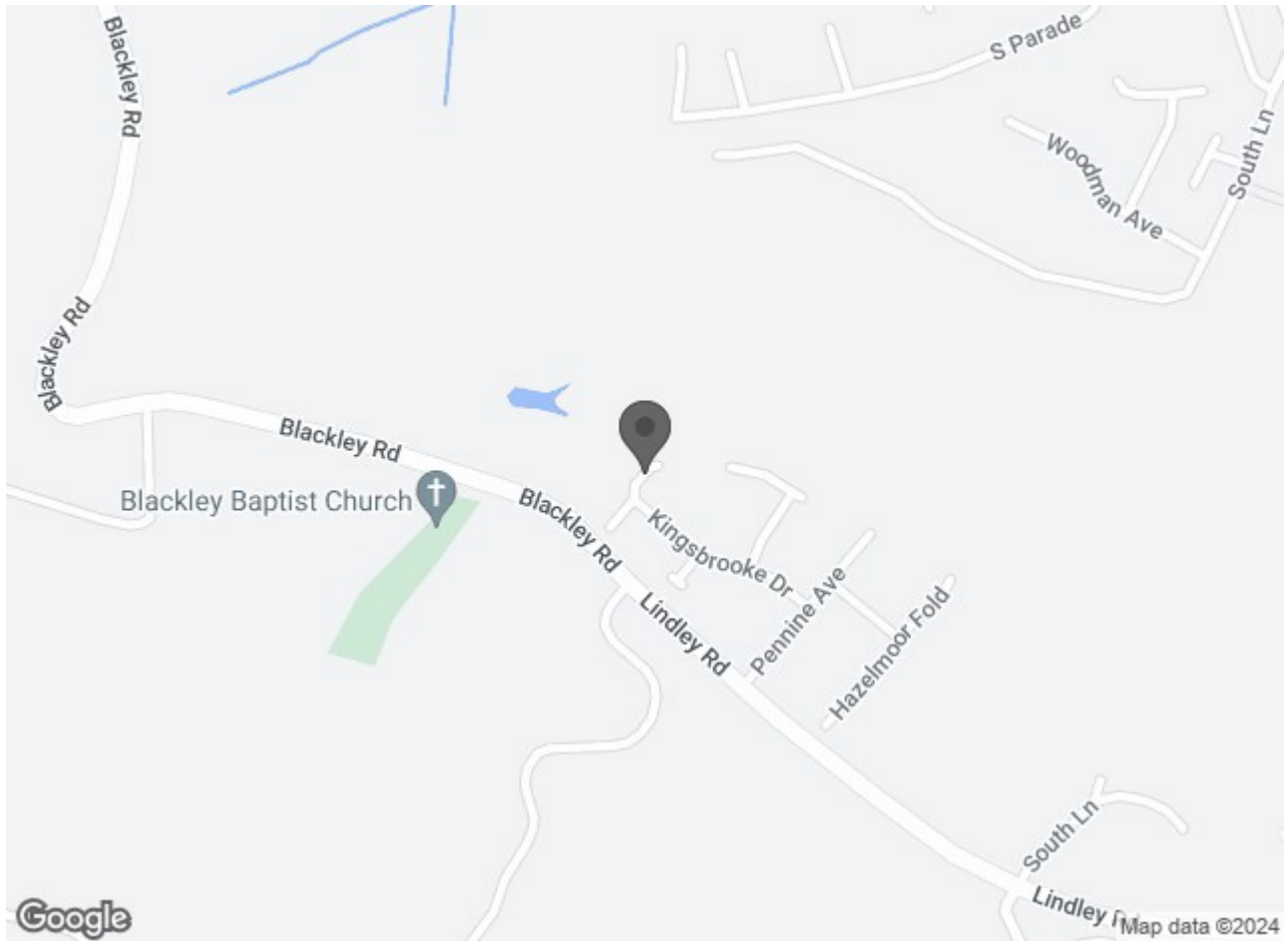
the French doors from the dining kitchen, there is a flagged seating area with an adjoining lawn. At the far end of the garden, running the full width, is a large timber decked seating/barbecue area incorporating two Silver Birch trees. There is perimeter fencing, outside water and power.

Integral Garage

This has an up-and-over door, power and lighting and houses the boiler for the central heating system. The rear portion of the garage makes an ideal informal utility area with space for additional appliances, such as a condensing dryer. There is a personal door into the utility room.

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Directions



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