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Hawthornes, Brogden Lane, Barnoldswick
Offers In Excess Of £500,000



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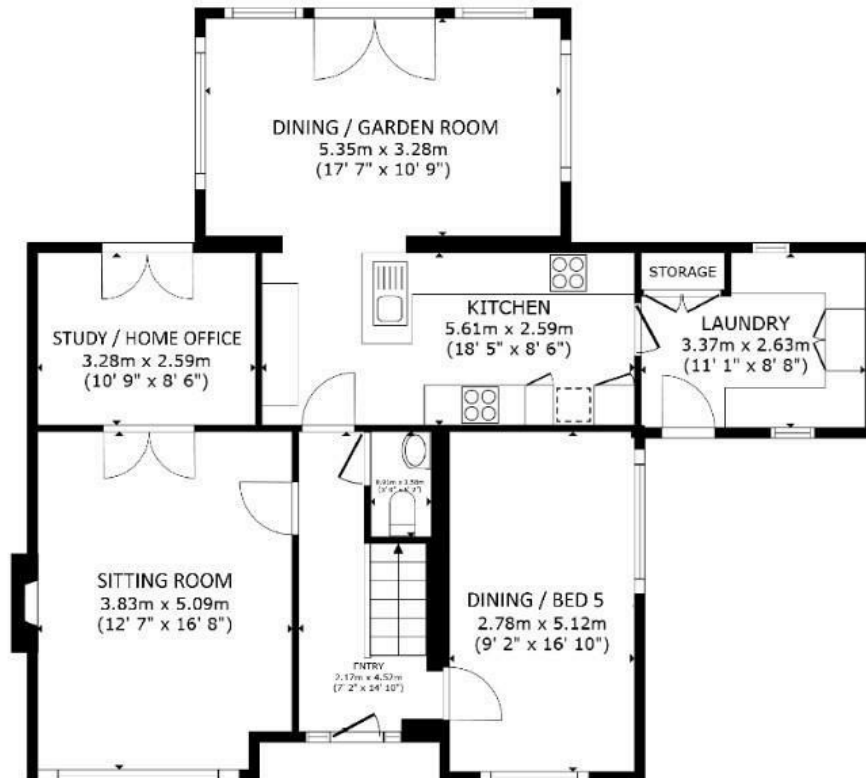
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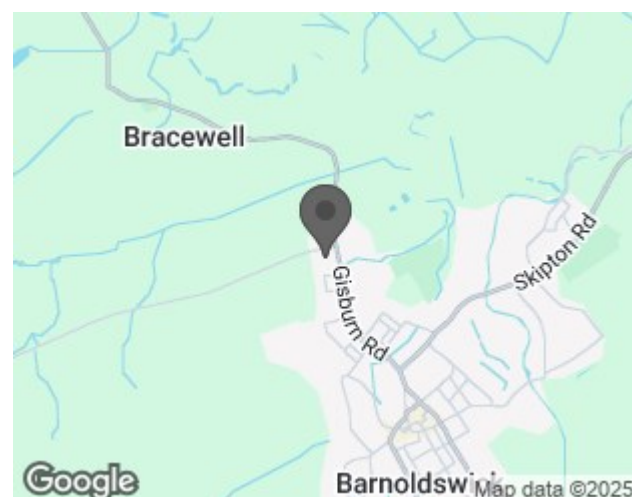
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SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
73		
EU Directive 2002/91/EC		
England & Wales		



Set at the head of the desirable and quiet cul-de-sac of Brogden View, Barnoldswick, Hawthornes is an exceptional and spacious detached home offering a perfect blend of comfort and elegance.

Boasting a generous sized garden and large double garage along with driveway parking for several vehicles.

With 3 spacious reception rooms and 4 well-appointed bedrooms, this residence is ideal for families seeking both space and style. The property boasts two modern bathrooms, ensuring convenience for all.

A welcoming entrance hall features an open staircase to the first floor, with WC below, and a dining room just off. This would also make a perfect ground floor bedroom.

The smartly decorated sitting room features a sandstone fireplace with a living flame gas fire, ensuring a warm and inviting atmosphere. Double doors lead to a versatile dining room or study, with French doors opening onto the large rear garden, perfect for entertaining and relaxing.

The well-designed kitchen is a chef's dream, equipped with high-quality Shaker-style units and built-in appliances, including a Neff electric double oven and a Belling electric hob. The larger-than-standard utility room adds practicality to daily living.

One of the standout features of this home is the magnificent sun lounge, which captures breathtaking views of the surrounding countryside, creating a tranquil retreat. Also with ample space for a dining suite.

The master bedroom is generously sized, complete with fitted furniture, a built-in wardrobe, and an en-suite shower room featuring under-floor heating. Two further bedrooms also benefit from fitted furniture, and a 4th bedroom is a good sized single. The family bathroom features travertine-style tiling, a vanity wash basin, built-in display shelving, and includes a shower over the bath and under-floor heating.

Outside, the property is equally impressive, with a tarmac driveway providing ample parking for up to six vehicles, alongside a substantial detached double garage with a remote-controlled door. The front garden is well-maintained, while the expansive rear garden features two paved patios, ideal for alfresco dining amidst the lush lawn.

This remarkable home, with its pleasant outlook and exceptional living spaces, is a must-see for anyone looking to settle in a prime location. Internal viewing is highly recommended to fully appreciate the size and practical layout of this family home.

On-Line-Bullet-Points

- A large house on a large plot • Superbly maintained and presented • 4 reception rooms • Open plan kitchen-dining-sunroom • Laundry room and cloakroom • 4 / 5 bedrooms • Large double garage and plentiful parking • Quiet location