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Horsfall

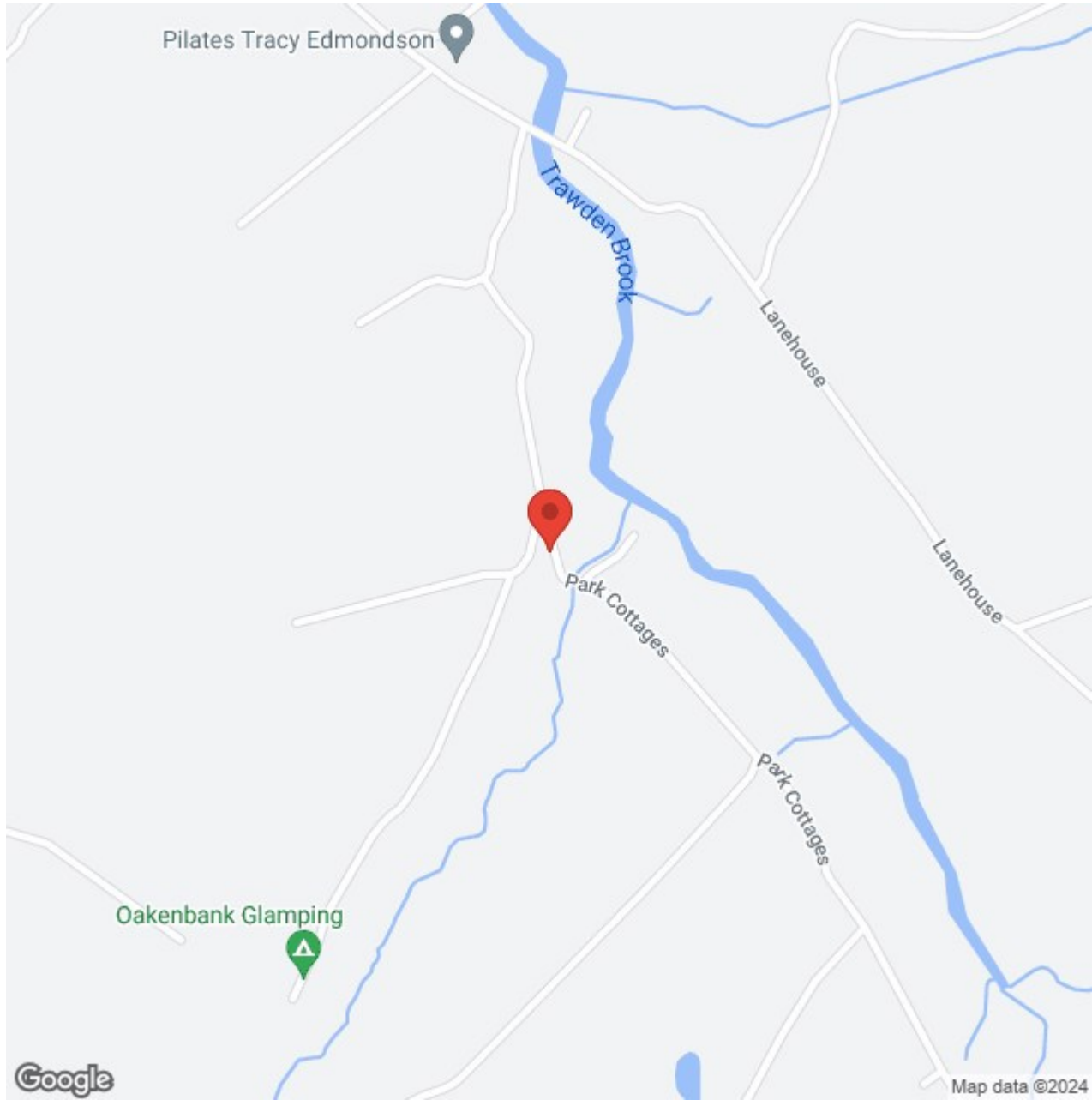
BB8 8PU

## Naze End Barn, Hollin Hall, Trawden Offers In The Region Of £509,950

A fantastic opportunity to acquire this absolutely stunning semi-detached dwelling located in the highly sought after village of Trawden. Situated a short drive away from local amenities and schools. This property affords many noteworthy features throughout and benefits from the far reaching open aspect views of the countryside. Briefly comprising of: a bright and airy living room, downstairs w.c, sitting room, useful utility room and a spacious contemporary dining kitchen. To the first floor you will find the master bedroom which has a walk in wardrobe and 3 piece en-suite bathroom, a further three bedrooms and a bespoke 4 piece bathroom suite. Externally to the front is a gravelled driveway with ample space for off road parking, detached garage, patio area and a laid lawn.

Overlooking the picturesque views of the countryside. This property is a true credit to the current owners. Early viewings are advised as this is one not to be missed. Council Tax Band 'E'. Freehold.







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# Lancashire

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## GROUND FLOOR

### LIVING ROOM 11'5" x 23'8" (3.491m x 7.234m)

A beautifully presented bright and airy living space having wood effect flooring, exposed wood ceiling beams, space for furniture, exposed stone feature window seat, recessed LED spotlights, wood burning stove, uPVC windows to the rear elevation with stone sills and a large full length uPVC window to the front elevation overlooking the picturesque views of the countryside.

### SITTING ROOM 10'6" x 11'11" (3.222m x 3.657m)

A spacious room with ceiling coving, tv point, recessed LED spotlights, space for furniture, 1x central heating radiator and uPVC window to the rear elevation with stone sills. Currently utilised as a sitting room but has a multitude of uses.

## GROUND FLOOR W.C.

With tiled flooring and part tiled walls, ceiling coving, pedestal sink, push button w.c, 1x small central heating radiator, recessed LED spotlights and uPVC frosted window to the front elevation with stone sills.

### DINING KITCHEN 18'5" x 13'8" (5.636m x 4.166m)

A contemporary open plan kitchen diner having fitted wall and base units with contrasting work surfaces over, inset chrome sink with chrome mixer tap, space for a freestanding fridge / freezer, part tiled walls, recessed LED spotlights, space for dining furniture, ceiling coving, breakfast bar seating area, exposed beam, 1x large central heating radiator and uPVC window to the front elevation. With integrated appliances such as: oven / grill, dishwasher and Bosch 4 ring gas hob with chrome extractor hood over.

### UTILITY ROOM 13'1" x 9'8" (4.008m x 2.957m)

A useful utility room having tiled flooring, fitted wall and base units with contrasting worktops, inset sink with chrome mixer tap, plumbing for a washing machine and space for a tumble dryer, recessed LED spotlights, 1x central heating radiator, uPVC door to the front elevation and uPVC window to the front elevation with stone sills.

## FIRST FLOOR / LANDING

On the first floor / landing you will find:

### MASTER BEDROOM 11'11" x 12'4" (3.637m x 3.765m)

A bedroom of double proportions with 1x central heating radiator, 2x wall lights, doors to en-suite and walk in wardrobe, uPVC double glazed window to the front elevation with stone sills and stunning views towards the countryside.

### WALK-IN WARDROBE 7'0" x 6'3" (2.155m x 1.918m)

Accessed via the master bedroom with inbuilt shelving and rails.

## EN-SUITE BATHROOM

An ideal 3 piece en-suite bathroom with tiled walls and flooring, bathtub with shower over, pedestal sink, push button w.c, recessed LED spotlights, 1x central heating radiator and Manrose air extraction fan.

### BEDROOM TWO 11'6" x 7'7" (3.518m x 2.315m )

A well proportioned bedroom with recessed LED spotlights, uPVC windows to the front elevation with stone sills and far reaching open aspect views towards the countryside.

### BEDROOM THREE 12'4" x 7'5" (3.782m x 2.286m)

Another well proportioned bedroom with 1x central heating radiator, recessed LED spotlights, uPVC windows to the front elevation with stone sills and open aspect views of the countryside.

### BEDROOM FOUR 13'10" x 8'2" (4.219m x 2.505m )

A bedroom of double proportions with wood effect flooring, recessed LED spotlights, exposed wood beam, 1x central heating radiator and uPVC window to the rear elevation.

## BATHROOM

A bespoke 4 piece bathroom suite comprising of: tiled flooring and walls, heated chrome towel rack, recessed LED spotlights, pedestal sink, push button w.c, shower cubicle with rainfall shower head, bathtub with chrome mixer taps, air extraction fan and small uPVC window to the rear elevation.

## EXTERNALLY

Externally to the front of the property is a large gravelled driveway with ample space for off road parking, detached garage having a multitude of uses. Having outside electricians, lighting and water tap. A two tier elevated garden with a patio area housing a shed and space for outdoor furniture, with steps leading down to a laid lawn. Boasting far reaching open aspect views towards the picturesque countryside. Ideal for the Spring / Summer months.

## PROPERTY DETAILS

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective

purchaser must satisfy themselves as to the condition of any particular item and no employee of Hilton & Horsfall has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.

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## OUTSIDE

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