



# FINE & COUNTRY



- Acrefield Drive, Reedsholme, Rosendale
- 4 Bedroom Extended Detached Family Home
- Excellent Presentation Throughout
- Sun Room and Outdoor Room with Multi Fuel Burner
- Integral Garage & Off Road Driveway Parking
- Ideal Location For Great Local Amenities Nearby
- **VIEWING HIGHLY RECOMMENDED**
- Contact Us To View - By Appointment Only



## 10, Acrefield Drive, Rossendale, BB4 8DU

A Superb 4 Bedroom Detached Family Home, With Lovely Presentation Throughout. Sun Room, Summerhouse / Outdoor Room with Multi Fuel Burner, Hot Tub, Integral Garage, Off Road Driveway Parking, Garden & Patio To Rear - SO MUCH TO OFFER, VIEWING HIGHLY RECOMMENDED - Contact Us To View



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

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 Farrow & Farrow 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.

Acrefield Drive, Reedsholme, Rossendale is an excellent 4 bedroom detached executive family home, situated in one of Rossendale's leading residential locations. With beautiful open countryside beyond, the property sits upon a desirable plot. The property is an ideal modern family home, with lovely contemporary styling and presentation throughout, including a gorgeous summerhouse / outdoor room with multi fuel burner for those perfect evenings in all seasons. The property is well laid out, with an eye to functionality and practicality, whilst also offering a superb versatile sun room for example, which could equally well be a dining or reception space. Bathrooms and kitchen are all well appointed and for certain, viewing is highly recommended here.

Internally, this property briefly comprises: Entrance Hallway with Downstairs WC, Study, Lounge, Sun Room, Dining Room, Breakfast Kitchen, Utility Room, Integral Garage with Utility. Off the first floor Landing are the Master Bedroom with En-Suite Shower Room, Bedrooms 2-4 and Family Bathroom. Externally, in addition to the Integral Garage, there is off road Driveway Parking too, plus Rear Patio with Hot Tub, Lawned Rear Garden with Summerhouse / Outside Room including Multi Fuel Burner and a further tier of mature planted Border Garden completes the picture here.

Located just outside Crawshawbooth Village Centre, the property is perfectly placed to take advantage of excellent local amenities, including shopping, dining and entertainment. Rawtenstall is just a few minutes away with broader choices and superb options for sports and leisure too throughout Rossendale as a whole, as are excellent local schools.

**Hallway 6'0" x 9'9"**

**WC 6'0" x 5'10"**

**Study 8'5" x 9'9"**

**Lounge 16'3" x 16'3"**

**Sun Room 15'1" x 13'7"**

**Dining Room 9'1" x 13'2"**

**Store**

**Kitchen/Breakfast Room 13'1" x 9'8"**

**Oven Bank / Utility Room 6'0" x 7'8"**

**Garage with Utility Area 15'5" x 17'6"**

**Landing**

**Master Bedroom 15'2" x 13'4"**

**En-suite Shower Room 6'7" x 6'1"**

**Bedroom 2 9'8" x 13'4"**

**Bedroom 3 12'9" x 9'9"**

**Bedroom 4 9'8" x 7'7"**

**Family Bathroom 6'4" x 8'5"**

**Rear Patio with Hot Tub**

**Lawned Rear Garden**

**Summerhouse / Outdoor Room with Multi Fuel Burner**

**Mature Planted Border**

**Integral Garage**

**Off Road Driveway Parking**

**Agents Notes**

**Disclaimer F&C**

