



FINE & COUNTRY



- St. Johns Close, Crawshawbooth, Rosendale
- 4 Bedroom, Detached Family Home
- Superbly Presented & Well-Maintained Throughout
- Beautiful Interiors & Excellent Gardens
- Tucked Away, Small Cul-De-Sac Setting
- Conveniently Located for Great Local Amenities
- VIEWING VERY HIGHLY RECOMMENDED
- Contact Us To View - By Appointment Only

## 5, St. Johns Close, Rossendale, BB4 8AR

A fantastic 4 bedroom detached family home, beautifully presented and well maintained throughout. Outstanding styling and décor, great garden spaces, gorgeous living areas and bedrooms, high spec Kitchen and excellent bathrooms. This is a simply fantastic family home - VIEWING HIGHLY RECOMMENDED



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		
	71	81
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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St. Johns Close, Crawshawbooth, Rossendale is a 4 bedroom, detached family home, enjoying a comparatively tucked-away and small cul-de-sac setting. Exceptionally well presented, this beautiful home offers excellent family living accommodation which is also conveniently located and is very well maintained throughout.

From superb décor and styling, to outstanding kitchen / utility and bathrooms, this really is a wonderful property which ticks all the boxes for ideal modern family living. Even those extra touches such as an electric vehicle charging point and automatic garden irrigation system have been implemented here, to ensure optimum enjoyment of both the property itself and quality of living here too. With such an excellent feature set and specification, viewing here is without doubt, highly recommended at the earliest opportunity.

Internally, this property briefly comprises: Entrance Hallway open to Dining Room, Lounge, Breakfast Kitchen, Utility Room, Garage Store, Off the first floor Landing are Bedroom 1 with En-Suite Shower Room, Bedrooms 2-4 and 4-piece Family Bathroom. Externally, superbly maintained Front, Side & Rear Gardens envelop the property, with paved patio's, lawned and mature planted borders, while off road Driveway Parking completes the picture.

St. Johns Close is a small cul-de-sac setting, tucked away yet close to the centre of Crawshawbooth and one in which, rarely do properties come to the market. With such a convenient position which still has great local amenities within such easy reach, this property is certainly hard to beat. Public transport and commuter routes are seconds away, with shops, dining and other high street options equally close by, while lovely open countryside really is just a few minutes away.

**Entrance Open To Dining Room 20'4" x 9'11"**

**Lounge 26'1" x 11'10"**

**Kitchen/Breakfast Room 10'7" x 12'3"**

**WC**

**Utility Room 6'1" x 15'11"**

**Landing**

**Bedroom 1 11'10" x 9'11"**

**En-suite Shower Room 5'11" x 5'1"**

**Bedroom 2 8'2" x 14'3"**

**Bedroom 3 10'6" x 11'10"**

**Bedroom 4 9'5" x 11'11"**

**Family Bathroom 9'2" x 8'3"**

**Front Driveway**

**Garage Store 10'1" x 16'4"**

**Rear Patio**

**2 x Side Patios**

**Rear Garden**

**Agents Notes**

**Disclaimer F&C**

