

Vincent Court, Blackburn, BB2 4LD

Offers in excess of £429,950

Welcome to this exceptional five-bedroom family home located on the peaceful cul-de-sac of Vincent Court, Blackburn.

This stunning property boasts a magnificent entrance hall, huge reception room, dining room, spacious kitchen, WC, under stairs cloakroom / storage and utility room. To the first floor you will find five exceptionally spacious bedrooms, family bathroom and one en suite bathroom.

This beautiful house offers a huge amount of space, providing ample room for your family to grow and create lasting memories. The property is detached, ensuring privacy and tranquillity for you and your loved ones. Additionally, the double and triple garage offers plenty of storage space for your vehicles and belongings with the added benefit of a driveway that can accommodate up to eight cars.

Step outside and be greeted by the meticulously maintained gardens to the front, rear and side of the property. Imagine enjoying a cup of tea in the peaceful surroundings of your own garden, a perfect retreat from the hustle and bustle of everyday life.

Located in a quiet cul de sac, this property offers a peaceful and safe environment for you and your family whilst still being walking distance to local shops, amenities, bus routes, local schools and close to motorway connections.

Don't miss the opportunity to make this house your home and create a lifetime of memories in this wonderful space.

To arrange a viewing, call the office on 01254 691352.

External



A picture perfect detached home occupying an enviable plot. The property has two extensive driveways along with a double and triple garage. Situated on Vincent Court, with gardens to the front, side and rear, this beautiful family home offers privacy and tranquility for it's very few residents.

External



Driveway



Entrance Hall



This gorgeous galleried space really does give the WOW factor as you walk through the doors to Woodland View This bright and airy space provides access to all rooms and a stair case to the first floor. The walls are decorated with wallpaper and the floors are fitted with carpet. The Hardwood glazed window allows a great amount of light into this space and the space is heated by a gas central heating radiator. The hallway also has the added benefit of understairs storage.



Downstairs WC 3'6" x 5'9" (1.09 x 1.76)



The downstairs WC offers parquet flooring, part tiled elevations, wash basin, WC, and Hardwood glazed window.

Lounge 26'0" x 16'3" (7.93 x 4.96)



The gorgeous lounge certainly does not lack in space! It really must be seen in order for the size to be appreciated. The room offers Hardwood glazed windows and UPVC double glazed patio doors which lead out on to the patio area. This is perfect for enjoying those summer nights. The room is wallpaper decorated and the floor is laid with parquet flooring. The room is heated via gas central heating radiators.

Dining Room 10'8" x 16'4" (3.27 x 4.99)



This spacious dining room offers a large space which is ideal for entertaining guests. The room has parquet flooring and a gas central heating radiator. The Hardwood glazed window and french doors to the lounge allow an ample amount of light into the room.

Kitchen 12'11" x 16'5" (3.96 x 5.02)



A beautiful farmhouse style kitchen which offers ample space. The kitchen really is a great space and comes with a good range of kitchen units and contrasting work tops, gas hob, double oven, extractor fan, dishwasher and ceramic sink with mixer tap. The floor is laid with tiled flooring and two Hardwood glazed windows. The large windows create a bright space for the breakfast bar. The room is decorated in colourful shades of green and is warmed via gas central heating radiator.



Utility Room 5'4" x 9'6" (1.65 x 2.90)



The Utility Room offers a range of wall and base units with matching work surface and stainless steel sink. The utility room is plumbed for a washing machine and houses a Valliant Boiler. The room has a hard wood glazed window and lino flooring.

Second Entrance Hall 6'0" x 6'4" (1.84 x 1.94)

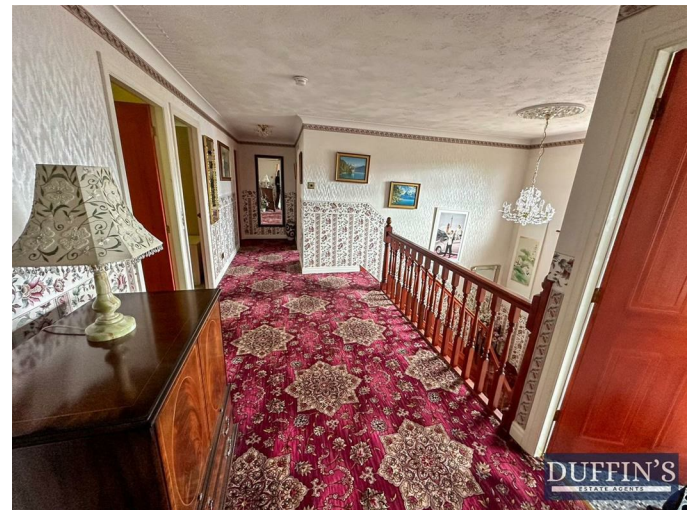


PVC Door to the side of the property and tiled flooring.

Upstairs Hall



This gorgeous space is highlighted by the rich, decorative red wine carpets and the large window which provides light for the feature chandelier above the staircase. This area provides access to the upstairs bedrooms and bathroom.



Bedroom One 20'2" x 12'0" (6.17 x 3.66)



This bedroom is extremely light and spacious. The

room includes large multi unit built in wardrobes and is decorated in a neutral colour. The floor is laid with a beautifully designed floral carpet and features two Hardwood glazed windows and central heating radiator. This bedroom provides access to the ensuite bathroom.



Ensuite 6'9" x 9'0" (2.07 x 2.76)



Spacious Four Piece Bathroom which offers an enclosed shower, wash basin, bidet, and WC. The Ensuite is floored with speckled grey lino and decorated with black tiling and complimentary wall lights. The bathroom has a Hardwood Glazed Window.



Bedroom Two 12'9" x 10'2" (3.89 x 3.12)



Another spacious bedroom. The room has fitted carpets, Hardwood glazed windows and gas central heating radiator.

Bedroom Three 12'8" x 9'10" (3.88 x 3.02)



Bedroom Three is a bright space with room for a wardrobe and storage. The room is decorated with neutral colours and the floor is laid with floral carpets. The room is heated via gas central heating radiator and has a Hardwood glazed window.

Bedroom Four 12'9" x 9'10" (3.89 x 3.02)



Another spacious bedroom The room has carpets, fitted wardrobes, Hardwood glazed windows and gas central heating radiator.

Bedroom Five 15'5" x 12'5" (4.72 x 3.81)



A spacious bedroom which could be utilised as another lounge. The room has fitted carpets, fitted wardrobes, Hardwood glazed windows and gas central heating radiator.

Family Bathroom 9'5" x 9'0" (2.89 x 2.76)



Five piece bathroom suite with corner bath, wash basin, WC, bidet and fully enclosed shower cubicle. The floor is laid with lino, Hardwood glazed window and storage cupboard.

Garage



Triple Garage with electric supply with the added benefit of an Inspection Pit.

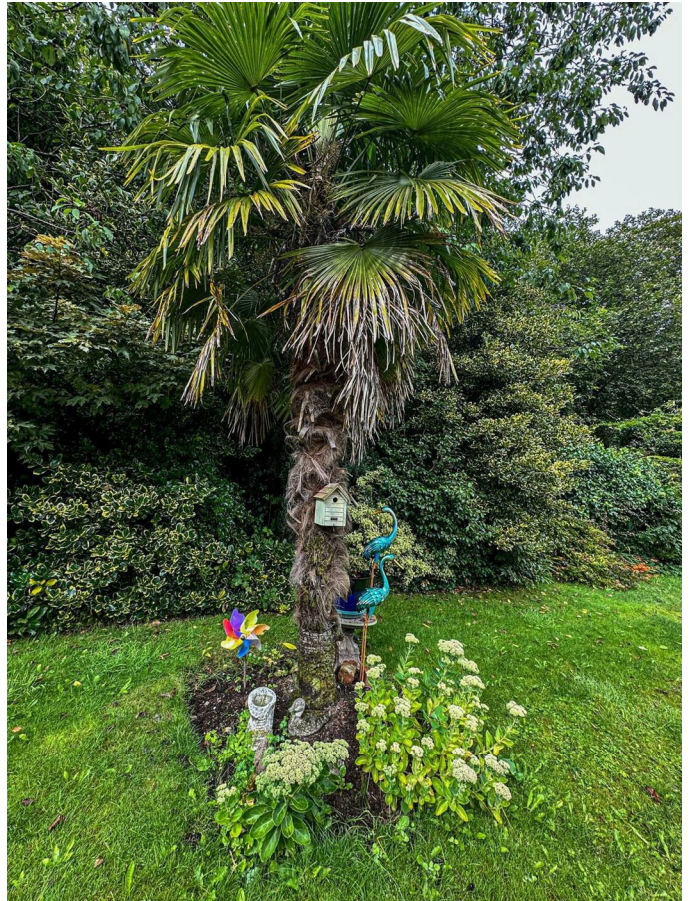
External



An enviable plot which offers a breath taking garden that wraps around the entire property. The garden is enclosed by a beautiful Woodland area which offers total privacy. This is a perfect summer trap! There is also a water storage tank for the garden for added convenience.

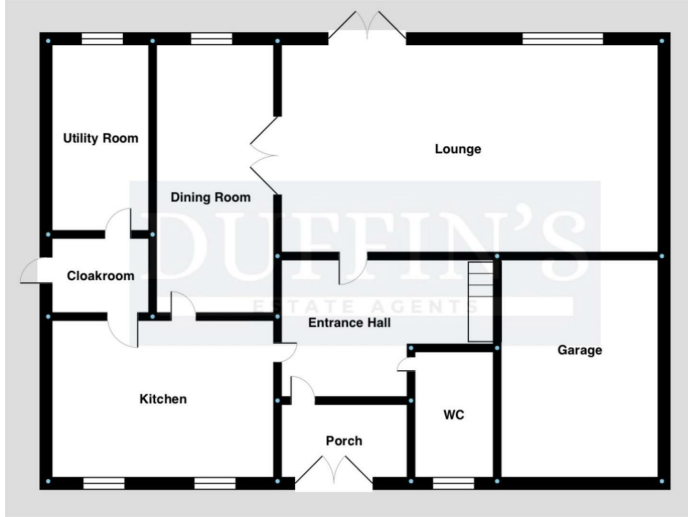


The garden also offers a paved patio area.

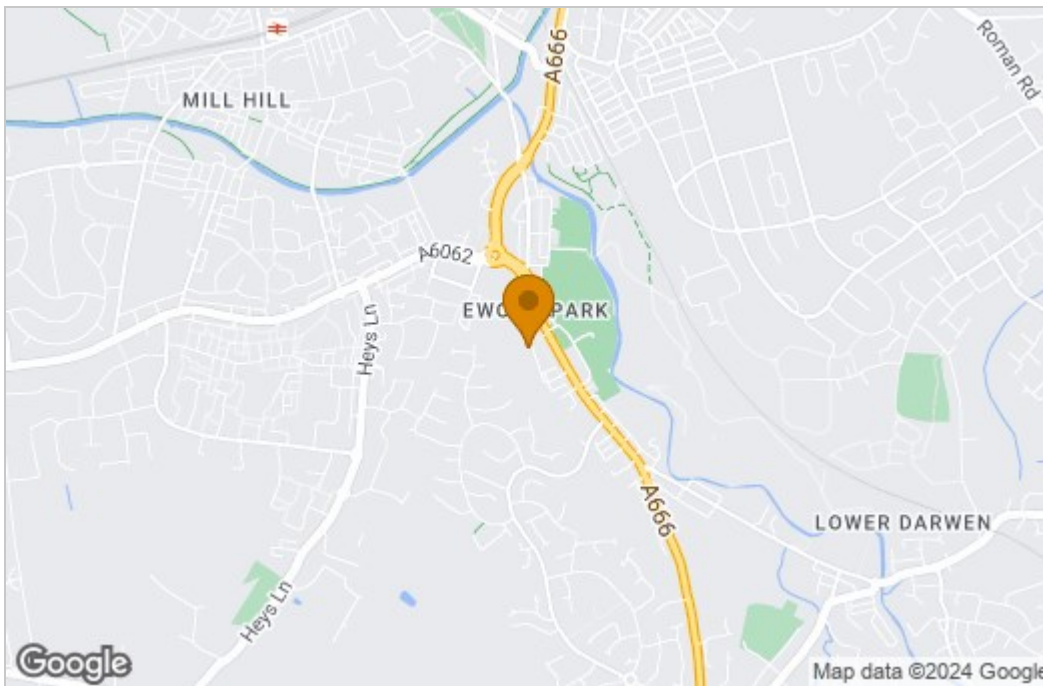





Floor Plan



Area Map



Energy Efficiency Graph

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

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