



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using Planit.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		88	88
(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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



## Cherry Drive, Brockhall Village, Old Langho, BB6 8HJ

### Asking Price £674,950

This stunning property is a dream home for anyone looking for a spacious and modern family living with an open-plan kitchen/living/dining room and an enviable family room overlooking the rear garden, making this the perfect space for entertaining family and friends. The house is located in the private gated community of Brockhall Village, which provides security and privacy as well as the convenience of being handily located for accessing the amenities of the nearby Clitheroe, Blackburn, and Preston. The property is well-maintained and has been designed to perfection with five double bedrooms, two of which feature en suite shower rooms and walk-in wardrobes. The large windows allow plenty of natural light to flood the house, creating a warm and inviting atmosphere.

The property comprises briefly, to the ground floor: entrance into a welcoming hallway with stairs leading to the first floor and doors leading to the living room, a downstairs WC, and the gorgeous open-plan living/kitchen/dining room. This then leads to a utility room and family room. The utility room provides internal access to the garage. To the first floor is a landing with stairs leading to the second floor and doors providing access to four bedrooms and a four piece family bathroom suite. The main and second bedrooms both benefit from en suite shower rooms and walk-in-wardrobes. To the second floor is a generously sized fifth bedroom with a dressing area and a large storage room. Externally the property boasts a charming, enclosed rear laid to lawn garden with composite decking, Indian Stone paving and bedding areas. The front of the property boasts off-road parking for numerous vehicles leading to the integral garage.

For further information, or to arrange a viewing, please contact our Clitheroe team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansstateagents

# Cherry Drive, Brockhall Village, Old Langho, BB6 8HJ

Asking Price £674,950



- Exceptional Detached Property
- Modern Bathroom & Two En Suites
- Off Road Parking & Garage
- EPC Rating: B
- Set Over Three Floors
- Beautifully Presented With Neutral Finish
- Freehold
- Contemporary Open Plan Living Kitchen
- Enclosed Rear Garden With Composite Decking
- Council Tax Band G

## Ground Floor

### Entrance Hallway

Composite double glazed front entrance door, spotlights, tiled flooring with underfloor heating, stairs to the first floor and doors to open plan living kitchen, reception room and WC.

### Reception Room

17'9 x 13'7 (5.41m x 4.14m)  
UPVC double glazed window with fitted shutters, feature Evonics remote controlled fire, television point and oak flooring with underfloor heating.

### WC

6'10 x 4'7 (2.08m x 1.40m)  
UPVC double glazed frosted window, dual flush WC, wall mounted wash basin, illuminated mirror, spotlights and tiled flooring with underfloor heating.

### Open Plan Living Kitchen

19' x 16'5 (5.79m x 5.00m)  
UPVC double glazed window, range of high gloss and wood effect wall and base units with corian surfaces, centre island, stainless steel sink with drainer and mixer tap, double Neff oven, microwave oven and coffee machine in high rise units, four ring induction hob, extractor hood, integrated fridge freezer and dishwasher, spotlights, tiled flooring with underfloor heating and open to the living dining area (22'4 x 14'7) with two UPVC double glazed windows, spotlights, tiled flooring with underfloor heating and doors to utility and family room.

### Utility Room

17'4 x 7'2 (5.28m x 2.18m)  
UPVC double glazed window, plumbing for washing machine, space for dryer, laminate worktop, spotlights, tiled flooring with underfloor heating, door to the garage and UPVC double glazed door to the side elevation.

### Garage

16'10 x 16'6 (5.13m x 5.03m)  
Boiler, fuse box and roller shutter door.

### Family Room

20'9 x 17'8 (6.32m x 5.38m)  
UPVC double glazed French doors and UPVC double glazed bi-folding doors to the garden, spotlights and tiled flooring with underfloor heating.

### First Floor

#### Landing

UPVC double glazed frosted window, stairs to the second floor, spotlights and doors to four bedrooms and bathroom.

#### Bedroom One

18'4 x 15'6 (5.59m x 4.72m)  
UPVC double glazed window, central heating radiator, television point, spotlights and doors to walk in wardrobe and en suite.

#### Walk In Wardrobe

10'2 x 6'5 (3.10m x 1.96m)

#### En Suite

7'9 x 6'5 (2.36m x 1.96m)  
UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin, corner direct feed shower unit, part PVC panelled elevations, extractor fan, spotlights and tile effect flooring.

#### Bedroom Two

16'8 x 13'4 (5.08m x 4.06m)  
UPVC double glazed window, central heating radiator, spotlights, television point and doors to walk in wardrobe and en suite.

#### Walk In Wardrobe

5'9 x 5'4 (1.75m x 1.63m)

#### En Suite

7'7 x 5'9 (2.31m x 1.75m)  
UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin, corner direct feed shower unit, illuminated mirror, spotlights, extractor fan and tile effect flooring.

#### Bedroom Three

16'8 x 13'11 (5.08m x 4.24m)  
UPVC double glazed window, central heating radiator and spotlights.

#### Bedroom Four

17'9 x 13'5 (5.41m x 4.09m)  
UPVC double glazed window, central heating radiator, spotlights and tiled flooring.

#### Bathroom

17'6 x 7'7 (5.33m x 2.31m)  
UPVC double glazed frosted window, two central heating radiators, dual flush WC, vanity top wash basin, part freestanding oval bath, walk in direct feed shower unit, part tiled elevations, extractor fan, spotlights and tiled flooring.

### Second Floor

#### Landing

UPVC double glazed window and door to bedroom five.

#### Bedroom Five

20'4 x 18'8 (6.20m x 5.69m)  
Central heating radiator, spotlights, wood effect flooring, open to the dressing area and door to storage.

#### Dressing Area

7'8 x 6'4 (2.34m x 1.93m)  
UPVC double glazed window and wood effect flooring.

#### Storage

Wood effect flooring and access to further loft space.

#### External

#### Rear

Enclosed laid to lawn garden with Indian stone paving, composite decking, raised bedding areas and a hot tub.

#### Front

Laid to lawn garden and driveway providing off road parking leading to the garage.

