



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 PlanUp.



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			
		76	83

EU Directive 2002/91/EC

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## Hollowhead Avenue, Wilpshire, BB1 9LD

### £465,000

AN IMPRESSIVE FOUR BEDROOM, FOUR BATHROOM HOME WITH SPACIOUS ROOMS AND BEAUTIFUL REAR VIEWS

Presenting an impressive four bedroom, four bathroom home boasting spacious rooms and captivating rear views. This residence offers luxurious living spaces paired with breath taking scenery, providing the perfect blend of comfort and aesthetic appeal. Ideal for those seeking both elegance and functionality in a home on the border of the Ribble Valley and Blackburn.

The property comprises briefly, to the upper ground floor: entrance through to a porch with door leading to hallway and stairs to lower ground floor. Doors leading to a reception room with access to a balcony, a bedroom with en suite, WC and garage. Stairs to lower ground floor hallway. From here doors lead to the side exterior, kitchen, a utility and three bedrooms all with en suites. The rear lower ground floor bedroom also has doors leading out to the conservatory with double doors leading on to a beautiful rear garden.

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 @keenansestateagents

# Hollowhead Avenue, Wilpshire, BB1 9LD

£465,000



- Impressive Detached Property
- Contemporary Fitted Kitchen
- Driveway for Multiple Vehicles
- EPC Rating C
- Four Bedrooms
- Abundance of Space Throughout
- Tenure Freehold
- Four Bathrooms
- Beautifully Landscaped Rear Garden
- Council Tax Band G

## Ground Floor

### Entrance Porch

6'7" x 6'5" (2.01m x 1.96m)

UPVC double glazed front door and windows to the hallway and stone flooring.

### Hallway

19'7" x 5'7" (5.97m x 1.70m)

Central heating radiator, cornice coving, two ceiling roses, smoke alarm, wood effect flooring, stairs to the lower ground floor, doors leading to garage, WC, reception room and bedroom one.

### Reception Room

22'9" x 22'9" (6.93m x 6.93m)

Three UPVC double glazed windows, two sets of UPVC double glazed French doors to the balcony, two central heating radiators, television point, three feature wall lights, living flame gas fire to the chimney breast and wood effect flooring.

### Garage

18'5" x 15'11" (5.61m x 4.85m)

Electric roller shutter door, lighting, power, wall and base units, access to loft space and wall mounted Worcester boiler.

### WC

7'3" x 6'8" (2.21m x 2.03m)

UPVC double glazed frosted window, cornice coving, vanity top wash basin, dual flush WC, chrome heated towel rail, fully tiled elevations and laminate flooring.

### Bedroom One

14'8" x 11'0" (4.47m x 3.35m)

UPVC double glazed window, central heating radiator, cornice coving, ceiling rose, fitted wardrobes and door to en suite.

### En Suite

11'1" x 7'3" (3.38m x 2.21m)

Chrome heated towel rail, cornice coving, double electric feed Mira shower, dual flush WC, bidet, pedestal wash basin with mixer tap, panelled bath with chrome direct feed shower head, fully tiled elevations, spotlights and laminate flooring.

## Lower Ground Floor

### Hallway

33'9" x 7' (10.29m x 2.13m)

Cornice coving, two ceiling roses, wood effect flooring, central heating radiator, doors leading to kitchen, utility room, three bedrooms and understairs storage.

### Kitchen

22'4" x 10'11" (6.81m x 3.33m)

Two UPVC double glazed windows, two central heating radiators, cornice coving, smoke detector, spotlights, range of wood panelled wall and base units with solid granite surfaces and upstands, tiled splashbacks, electric eye level Neff oven and grill, five ring gas hob, extractor hood, integrated microwave, stainless steel one and a half bowl sink and drainer with mixer tap, integrated fridge freezer, integrated dishwasher, breakfast bar and wood effect flooring.

### Bedroom Two

17'3" x 15'11" (5.26m x 4.85m)

UPVC double glazed window, central heating radiator, cornice coving, two ceiling roses, fitted up and over wardrobes and door to the en suite.

### En Suite

11'7" x 5'9" (3.53m x 1.75m)

Cornice coving, chrome heated towel rail, corner double electric feed shower, dual flush WC, bidet, vanity top wash basin, PVC panelled elevations, spotlights, extractor fan and laminate flooring.

### Utility Room

6'5" x 6'1" (1.96m x 1.85m)

Wall and base units, laminate worktops, plumbing for washing machine, dryer and laminate flooring.

### Bedroom Three

16'5" x 11'6" (5.00m x 3.51m)

UPVC double glazed window, central heating radiator, cornice coving, ceiling rose, fitted wardrobes and door to the en suite.

### En Suite

11'4" x 6" (3.45m x 1.83m)

Cornice coving, spotlights, corner electric feed shower, dual flush WC, pedestal wash basin, fully tiled elevations and wood effect flooring.

### Bedroom Four

15'4" x 9'11" (4.67m x 3.02m)

Central heating radiator, cornice coving, ceiling rose, fitted wardrobes, wood effect flooring, UPVC double glazed door to the conservatory and door to the en suite.

### En Suite

6'4" x 6'4" (1.93m x 1.93m)

UPVC double glazed frosted window, chrome heated towel rail, cornice coving, spotlights, corner electric feed shower, pedestal wash basin, dual flush WC, fully tiled elevations and laminate flooring.

### Conservatory

16'2" x 11'5" (4.93m x 3.48m)

UPVC double glazed windows, part sloped polycarbonate roof, central heating radiator, laminate flooring and UPVC double glazed French doors to the rear.

## Exterior

### Rear

Fully enclosed laid to lawn garden with Indian stone patio, stone slab bench, planted beds and open views.

### Front

Block paved off road parking for numerous vehicles leading to the integral garage.



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