



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		84	93
(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.

Broomfield Road, Longridge, PR3 3UL

£385,000

A BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED FAMILY HOME

Welcome to Broomfield Road, Longridge, where a stunning opportunity awaits you in the form of a new build detached house. This beautiful property boasts ample space, perfect for a growing family.

Situated in a popular and convenient location, this four-bedroom home offers the ideal blend of modern living and comfort. The property features not one, but two en suites, as well as a family bathroom and downstairs WC, ensuring privacy and convenience for all family members.

One of the highlights of this charming abode is the beautiful and spacious dining kitchen, where you can envision creating delicious meals, entertaining guests and making memories with loved ones. Additionally, the garden to the rear provides a tranquil outdoor space for relaxation and entertainment, while off-road parking and the garage adds a touch of practicality to this dreamy home.

Don't miss out on the chance to make this delightful property your own and experience the joys of luxurious living in the heart of Longridge!

For the latest upcoming properties make sure you follow our socials on Instagram @keenans.ea and Facebook @keenansestateagents

Broomfield Road, Longridge, PR3 3UL

£385,000



- Stunning Detached Property
- Contemporary Fitted Dining Kitchen
- Off Road Parking and Garage
- EPC Rating B
- Four Bedrooms
- Presented to Highest Standard Throughout
- Tenure Freehold
- Three Bathrooms
- Immaculate Gardens to Front and Rear
- Council Tax Band F

Ground Floor

Entrance Hall

16'11 x 6'5 (5.16m x 1.96m)

Composite double glazed frosted front door, central heating radiator, herringbone wooden flooring, doors leading to reception room, WC, kitchen/dining area and stairs to first floor.

Reception Room

17'10 x 11'2 (5.44m x 3.40m)

UPVC double glazed bay window, central heating radiator and television point.

WC

5'6 x 2'9 (1.68m x 0.84m)

Central heating radiator, dual flush WC, pedestal wash basin with mixer tap, part tiled elevations and wood effect laminate flooring.

Kitchen/Dining Area

20'10 x 12'9 (6.35m x 3.89m)

UPVC double glazed window, two central heating radiators, range of wall and base units with laminate worktops and upstands, integrated high rise double oven, five ring gas hob and extractor hood, glass splashback, stainless steel one and a half bowl sink and drainer with mixer tap, integrated fridge freezer and dishwasher, larder units, spotlights, tiled flooring and door to utility.

Utility

10'10 x 5'6 (3.30m x 1.68m)

Central heating radiator, range of wall and base units with laminate worktops, stainless steel sink and drainer with mixer tap, integrated washing machine, spotlights, tiled flooring and UPVC double glazed frosted door to rear.

First Floor

Landing

Central heating radiator, loft access, doors leading to four bedrooms, bathroom and storage cupboard.

Bedroom One

15'3 x 11'5 (4.65m x 3.48m)

Two UPVC double glazed windows, central heating radiator, television point, fitted wardrobes and door to en suite.

En Suite

6'7 x 5'9 (2.01m x 1.75m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, direct feed shower enclosed, spotlights, part tiled elevations and wood effect laminate flooring.

Bedroom Two

12'5 x 11'7 (3.78m x 3.53m)

Two UPVC double glazed windows, central heating radiator, fitted wardrobes, storage cupboard and door to en suite.

En Suite

7'4 x 4'7 (2.24m x 1.40m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, direct feed shower enclosed, spotlights, part tiled elevations and wood effect laminate flooring.

Bedroom Three

10'9 x 10'7 (3.28m x 3.23m)

UPVC double glazed window and central heating radiator.

Bedroom Four

10'8 x 9'1 (3.25m x 2.77m)

UPVC double glazed window and central heating radiator.

Bathroom

10'7 x 6'3 (3.23m x 1.91m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and overhead direct feed rainfall shower with rinse head, part tiled elevations and wood effect laminate flooring.

Exterior

Rear

Enclosed garden with laid to lawn and paved patio.

Front

Laid to lawn, bedding areas, off road parking and access to garage.

Garage

16'11 x 8'5 (5.16m x 2.57m)

Power, lighting and up and over garage door.



Tel: 01200422824

www.keenans-estateagents.co.uk