



## Watling Gate, Brockhall Village, BB6 8BN

### Offers Over £325,000

\*A GRAND GROUND FLOOR APARTMENT WITHIN A SECURE GATED COMMUNITY

Nestled in the heart of the highly desirable Ribble Valley, in the secure, gated community of Brockhall Village, this exceptional three bedroom ground floor apartment complete with substantial, boarded attic space is being welcomed to the property market. Finished throughout with stylish interior, stunning original features and an abundance of indoor space, this enviable property is the perfect home for any family or couple looking for a private and luxurious single storey home in a peaceful setting. Situated with good links to both the rail and motorway networks, also the neighbouring towns of Clitheroe and Whalley. Flowing internally with character and charm, exceptional character features and not being overlooked, this property is truly not to be missed!

The property comprises briefly; a communal entrance leads through to a fantastic entrance hallway which has been converted into a fantastic bar space. The hallway leads on to a generously sized reception room/dining room, two double bedrooms, walk in wardrobe/study space and WC. The main bedroom benefits from an en suite shower/sauna room. The second bedroom leads on to an en suite shower room. The reception room/dining room guides you through double doors on to a fantastic second living area/third bedroom and contemporary fitted kitchen. The kitchen boasts modern wall and base units, high quality integrated appliances and counter island and leads out to the rear. Externally there is a beautiful patio area which overlooks the well maintained communal gardens with mature shrubs and trees with access on to a single garage.

For further information or to arrange a viewing please contact our Ribble Valley branch at your earliest convenience.

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		
<b>England &amp; Wales</b>	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.



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## Offers Over £325,000



- Stunning Ground Floor Apartment
  - Contemporary Fitted Kitchen
  - Off Road Parking and Garage
  - EPC Rating TBC
- Three bedrooms
  - Abundance of Living Space
  - Tenure Leasehold
- Two Bathrooms
  - Stylish and Modern Interior
  - Council Tax Band E

### Ground Floor

#### Entrance

Via the communal lobby with a door leading to the entrance hall.

#### Hall

Central heating radiator, cornice coving, maple parquet flooring, alarm panel, dado rail, intercom, doors leading to study, guest WC, reception room and two bedrooms.

#### Bedroom One

16'7" x 12'10" (5.05m x 3.91m )

Two hardwood double glazed windows, central heating radiator, coving, dado rail, fitted wardrobes, maple parquet flooring and door to en suite.

#### En Suite

12'5" x 6'10" (3.78m x 2.08m )

Central heated towel rail, low basin WC, pedestal wash basin with mixer tap, coving, walk-in power feed multi jets shower with rinse head and steam jet. extractor fan, partially tiled elevations, partial PVC panelled elevations and tiled flooring.

#### Bedroom Two

17'9" x 13'5" (5.41m x 4.09m )

Hardwood double glazed window, central heating radiator, coving, dado rail, maple parquet flooring, door to storage and door to en suite.

#### En Suite

7'9" x 6'10" (2.36m x 2.08m )

Central heating radiator, low basin WC, vanity top wash basin with traditional taps, double direct feed steam shower and sauna enclosure, partial tiled elevations, coving, extractor fan and maple parquet flooring.

#### WC

6'11" x 5'6" (2.11m x 1.68m )

Central heated radiator, Lion King Elvis Presley suite comprising; low basin VWC and wall mounted wash basin with mixer tap, towel holder, extractor fan, coving, partial tiled elevations and maple parquet flooring.

#### Walk-In Wardrobe/Study

10'2" x 6'2" (3.10m x 1.88m )

Fitted storage area, coving and solid wood flooring.

#### Reception Room/Dining Area

27'8" x 17'10" (8.43m x 5.44m )

Two UPVC double glazed sash windows, four central heating radiators, cornice coving, picture rail, dado rail, parquet flooring, doors to bedroom three/office, kitchen and UPVC double glazed French doors leading to rear.

#### Kitchen

17'10" x 15'8" (5.44m x 4.78m )

UPVC double glazed sash window, central heating radiator, range of panelled wall and base units and drawer units with granite effect work surfaces, integrated high rise oven and microwave, four ring induction hob and extractor hood, tiled splashback, stainless steel one

and a half bowl sink and drainer with mixer tap, integrated dishwasher, plumbing for washing machine, space for American-style fridge freezer, central Island with breakfast bar, coving, dado rail, loft access, spotlights, parquet flooring and UPVC double glazed door to rear and sitting area.

#### Bedroom Three / Office

17'10" x 13'10" (5.44m x 4.22m )

Two UPVC double glazed sash windows, central heating radiator, coving, dado rail, picture rail, gas flame stove with marble fireplace surround and parquet flooring.

#### Loft

Fitted fold down wooden ladder, large boarded area, lighting and provides good storage space.

#### External

#### Rear

Communally maintained gardens with block paved sitting area, mature trees and bushes, westerly facing benefiting from the afternoon sun and pathway leading to single garage.

#### Garage

17'2" x 8'6" (5.23m x 2.59m )

### NEED A MORTGAGE?

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