



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		
	74	80
EU Directive 2002/91/EC		
England & Wales		

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, Copster Green, BB1 9EJ

£695,000

A GORGEOUS FOUR BEDROOM STONE BUILT FAMILY HOME

Nestled in the picturesque hamlet of Copster Green, this substantial and beautifully presented fou double bedroom detached house is a remarkable find for any family seeking a modern home in a tranquil setting. Constructed from elegant stone, this property boasts an impressive layout, featuring three spacious reception rooms that provide ample space for both relaxation and entertaining.

The heart of the home is undoubtedly its gorgeous kitchen which is open to a cosy reception room with modern media wall. The main bedroom is a true retreat, complete with a walk-in wardrobe and an ensuite shower room, ensuring privacy and convenience. The additional bedrooms are equally inviting, making this home perfect for families of all sizes.

The property is ideally situated with excellent access to major commuter routes along the A59, allowing for easy travel to the neighbouring towns of Clitheroe and Blackburn. This makes it an excellent choice for those who may work in the nearby towns but desire the peace and charm of rural living.

Outside, the charming garden offers a delightful space for enjoying long summer evenings, complete with stunning countryside views that enhance the overall appeal of this home. Whether you are hosting a barbecue or simply unwinding after a long day, this outdoor space is sure to impress.

, Copster Green, BB1 9EJ

£695,000

 4  2  3  C

- Outstanding Detached Property
 - Stunning Fitted Kitchen
 - Ample Off Road Parking
 - EPC Rating C
- Four Double Bedrooms
 - Fantastic Countryside Views
 - Tenure Freehold
- Two Bathrooms
 - Extensive Rear Garden
 - Council Tax Band G

Ground Floor

Entrance Porch

5'7 x 3'6 (1.70m x 1.07m)

Composite double glazed frosted front door, two UPVC double glazed windows, central heating radiator, spotlights and hardwood single glazed door and windows to hall.

Hall

12'9 x 8'6 (3.89m x 2.59m)

Central heating radiator, smoke detector, cornice coving, doors leading to reception room one, kitchen, WC, understairs storage and stairs to first floor.

WC

6'0 x 3'8 (1.83m x 1.12m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, partial wood panelled elevation, extractor fan and wood effect flooring.

Reception Room One

23'8 x 13'1 (7.21m x 3.99m)

UPVC double glazed window, two central heating radiators, cornice coving, two ceiling roses, four feature wall lights, television point, living flame gas fire and UPVC double glazed French doors to conservatory.

Conservatory

12'9 x 11'0 (3.89m x 3.35m)

UPVC double glazed windows, pitched polycarbonate roof, storage heater, Travertine tiled flooring and UPVC double glazed French doors to rear.

Kitchen

18'8 x 11'9 (5.69m x 3.58m)

Two UPVC double glazed windows, central heating radiator, range of panelled wall and base units with laminate work surfaces, composite one and a half bowl sink and drainer with mixer tap, integrated Neff oven with four ring gas hob and extractor hood, integrated fridge, integrated dishwasher, wine fridge, breakfast bar, spotlights, wood effect flooring, door to utility and open arch to reception room two.

Reception Room Two

15'9 x 11'10 (4.80m x 3.61m)

UPVC double glazed window, central heating radiator, coving, two feature wall lights and television point.

Utility

11'9 x 5'5 (3.58m x 1.65m)

Central heating radiator, range of panelled base units with granite effect work surfaces, stainless steel sink and drainer with mixer tap, space for American-style fridge, plumbing for washing machine, wood effect flooring and door to dining room.

Dining Room

19'4 x 10'0 (5.89m x 3.05m)

UPVC double glazed window, central heating radiator, smoke detector, enclosed boiler and UPVC double glazed French doors to rear.

First Floor

Landing

12'6 x 12'6 (3.81m x 3.81m)

UPVC double glazed window, central heating radiator, cornice coving, smoke detector, partial wood panelled elevation, doors leading to four bedrooms, family bathroom and linen cupboard.

Bedroom One

13'2 x 12'8 (4.01m x 3.86m)

UPVC double glazed window, central heating radiator, spotlights, television point, doors to walk-in wardrobe and en suite.

Walk-in Wardrobe

8'4 x 5'0 (2.54m x 1.52m)

Hanging rails and spotlights.

En Suite

5'7 x 5'0 (1.70m x 1.52m)

UPVC double glazed frosted window, chrome heated towel rail, vanity top wash basin with mixer tap, corner direct feed shower enclosed, dual flush WC, tiled elevations, extractor fan and wood effect flooring.

Bedroom Two

13'1 x 10'7 (3.99m x 3.23m)

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

Bedroom Three

11'10 x 11'8 (3.61m x 3.56m)

UPVC double glazed window and central heating radiator.

Bedroom Four

11'3 x 9'6 (3.43m x 2.90m)

UPVC double glazed window and central heating radiator.

Bathroom

8'10 x 8'2 (2.69m x 2.49m)

UPVC double glazed frosted window, central heated towel rail, panel bath with mixer tap, direct feed rainfall shower with rinse head, dual flush WC, pedestal wash basin with mixer tap, tiled elevations, speakers, extractor fan, spotlights and vinyl flooring.

External

Rear

Enclosed laid to lawn garden with paved patio, bedding areas, access to summerhouse and open views.

Front

Laid to lawn garden, bedding areas and block paved driveway.



Tel: 01200422824

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