



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	82
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.

Netherwood Gardens, Old Langho, BB6 8HR

£674,950

EXTENSIVE CORNER PROPERTY WITHIN A PRIVATE GATED COMMUNITY

Nestled in the tranquil enclave of Netherwood Gardens within the prestigious gated community of Brockhall Village, this substantial and beautifully presented four-bedroom detached family home is a true gem. Built in 2003, the property boasts landscaped gardens and a serene woodland backdrop, offering picturesque views that enhance its peaceful atmosphere.

Upon entering, you are greeted by a harmonious blend of neutral interior decor that creates a warm and inviting ambiance throughout. The home features two spacious reception rooms, providing ample space for both relaxation and entertaining. Each of the four double bedrooms is thoughtfully designed, complete with ensuite facilities, ensuring comfort and privacy for all family members.

The modern kitchen, which opens seamlessly to a snug area, leads to a delightful conservatory, allowing natural light to flood the space and creating a superb flow throughout the home. This layout is ideally suited for a growing family, offering both functionality and style.

Conveniently located, the property provides excellent access to the neighbouring towns of Blackburn and Clitheroe, as well as easy commuter routes along the A59. This makes it an ideal choice for those seeking a peaceful retreat without sacrificing connectivity to urban amenities.

Netherwood Gardens, Old Langho, BB6 8HR

£674,950

 4  3  2  C

- Outstanding Detached Property
 - Extensive Corner Plot
 - Ample Off Road Parking and Double Garage
 - EPC Rating C
- Four Bedrooms
 - Immaculate Landscaped Gardens
 - Tenure Freehold
- Three Bathrooms
 - Prestigious Gated Community
 - Council Tax Band G

Ground Floor

Entrance Hall

16'5 x 9'1 (5.00m x 2.77m)

Hardwood double glazed frosted front door, central heating radiator, coving, smoke detector, Kamdean parquet flooring, doors leading to understairs storage, kitchen, two reception rooms, study WC and stairs to first floor.

WC

5'1 x 4'11 (1.55m x 1.50m)

UPVC double glazed frosted window, central heating radiator, low basin WC, pedestal wash basin with traditional taps and Kamdean parquet flooring.

Study

9'1 x 8'4 (2.77m x 2.54m)

Two UPVC double glazed windows, central heating radiator, coving and Kamdean parquet flooring.

Reception Room One

21'4 x 12'7 (6.50m x 3.84m)

UPVC double glazed window, two central heating radiators, two ceiling roses, coving, two feature wall lights, living flame gas fire, Kamdean parquet flooring and UPVC double glazed French doors to rear.

Reception Room Two

15'6 x 13'8 (4.72m x 4.17m)

UPVC double glazed bay window, central heating radiator, ceiling rose, coving, Kamdean parquet flooring and door to kitchen/family room.

Kitchen/Family Room

26'5 x 12'11 (8.05m x 3.94m)

UPVC double glazed window, central heating radiator, range of high gloss wall and base units and central island with quartz work surfaces, breakfast bar with laminate work surface, integrated high rise Neff oven, microwave and warming drawer, four ring induction hob and extractor hood, composite one and a half bowl sink and drainer with mixer tap, integrated fridge freezer, integrated dishwasher, integrated bin store, coving, spotlights, television point, Kamdean tiled flooring, door to utility and UPVC double glazed French doors to conservatory.

Utility

10'0 x 5'5 (3.05m x 1.65m)

Central heating radiator, range of high gloss wall and base units with laminate work surfaces, stainless steel sink and drainer with mixer tap, plumbing for washing machine, space for dryer, enclosed boiler, Kamdean tiled flooring and hardwood double glazed frosted door to side elevation.

Conservatory

12'1 x 10'11 (3.68m x 3.33m)

UPVC double glazed windows, pitched polycarbonate roof, heater and tiled flooring.

First Floor

Galleried Landing

15'9 x 8'10 (4.80m x 2.69m)

Central heating radiator, ceiling rose, coving, doors leading to four bedrooms, linen cupboard and UPVC double glazed French doors to balcony.

Bedroom One

14'4 x 12'7 (4.37m x 3.84m)

Two UPVC double glazed windows, central heating radiator, coving, fitted wardrobes and open arch to dressing area.

Dressing Area

7'8 x 4'6 (2.34m x 1.37m)

Fitted wardrobes and door to en suite.

En Suite

8'7 x 4'6 (2.62m x 1.37m)

Two UPVC double glazed frosted windows, central heating radiator, low basin WC, two pedestal wash basins with traditional taps, wood panelled jacuzzi bath with mixer tap, direct feed shower enclosed, partially tiled elevations, spotlights, extractor fan and wood effect flooring.

Bedroom Two

16'5 x 10'5 (5.00m x 3.18m)

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

En Suite

8'3 x 5'5 (2.51m x 1.65m)

UPVC double glazed frosted window, central heating radiator, low basin WC, pedestal wash basin with traditional taps, direct feed shower enclosed, extractor fan, spotlights and partially tiled elevations.

Bedroom Three

13'8 x 11'6 (4.17m x 3.51m)

UPVC double glazed window, central heating radiator, coving, fitted wardrobes, vanity area featuring vanity top wash basin with mixer tap and door to Jack & Jill bathroom.

Jack & Jill Bathroom

8'3 x 6'1 (2.51m x 1.85m)

UPVC double glazed frosted window, central heating radiator, low basin WC, wood panelled bath with mixer tap and rinse head, partially tiled elevations, coving, extractor fan, spotlights and door to bedroom four.

Bedroom Four

9'6 x 8'4 (2.90m x 2.54m)

UPVC double glazed window, central heating radiator, coving, fitted wardrobes, vanity area featuring vanity top wash basin with traditional taps, central heating radiator and door to Jack & Jill bathroom.

External

Rear & Side

Wraparound multi-level garden with woodland, bedding areas, artificial lawn and patios.

Front

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

Double Garage

20'0 x 18'10 (6.10m x 5.74m)



Tel: 01200422824

www.keenans-estateagents.co.uk