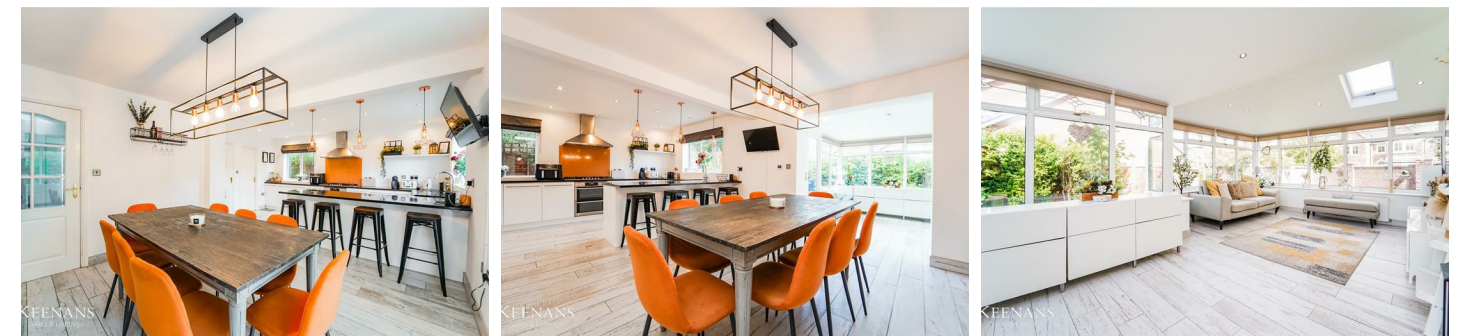


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D	67	
(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.

Provence Avenue, Brockhall Village, BB6 8DF

£595,000

A SPACIOUS DETACHED FAMILY HOME ON THE DESIRABLE BROCKHALL VILLAGE

Nestled within the prestigious Brockhall Village, this exquisite five-bedroom detached house on Provence Avenue is an ideal sanctuary for a growing family. Built in 2001, this property boasts a generous 2,067 square feet of living space, providing ample room for both relaxation and entertainment.

As you enter this secure gated development, you will immediately appreciate the tranquil environment and community spirit that Brockhall Village offers. The property is conveniently located, allowing easy access to the nearby towns of Clitheroe and Blackburn, as well as excellent commuting links via the A59 and M65 networks.

The interior of the home is designed to maximise natural light, creating a warm and inviting atmosphere throughout. The layout flows seamlessly, with three well-proportioned reception rooms that cater to various family needs. The heart of the home is undoubtedly the stunning family room extension, which adjoins the kitchen and dining area, making it perfect for gatherings and family meals.

The accommodation comprises four spacious double bedrooms, two of which feature ensuite facilities, ensuring comfort and privacy for all family members. The fifth bedroom is currently utilised as an office, providing a versatile space that can easily adapt to your family's requirements.

Provence Avenue, Brockhall Village, BB6 8DF

£595,000

 5  3  2  D

- Impressive Detached Property
 - Stunning Dining Kitchen
 - Ample Off Road Parking and Double Garage
 - EPC Rating D
- Five Bedrooms
 - Presented to Highest Standard Throughout
 - Tenure Freehold
- Three Bathrooms
 - Spacious Rear Garden
 - Council Tax Band G

Ground Floor

Entrance Hall

14'6 x 8'8 (4.42m x 2.64m)
Composite double glazed frosted front door, central heating radiator, ceiling rose, smoke detector, cornice coving, wood effect tiled flooring, smoke detector, doors leading to kitchen, WC, office, understairs storage, double doors to reception room and stairs to first floor.

Office

7'11 x 6'7 (2.41m x 2.01m)
UPVC double glazed window, central heating radiator, cornice coving and wood effect tiled flooring.

WC

6'7 x 4'4 (2.01m x 1.32m)
UPVC double glazed frosted window, central heating radiator, coving, dual flush WC, vanity top wash basin with mixer tap and wood effect tiled flooring.

Reception Room

23'1 x 11'2 (7.04m x 3.40m)
UPVC double glazed window, two central heating radiators, cornice coving, living flame gas fire with tiled surround, marble hearth and decorative mantel, two feature wall lights and wood effect tiled flooring.

Kitchen/Dining Area

20'8 x 14'11 (6.30m x 4.55m)
Two UPVC double glazed windows, base units with granite work surfaces and breakfast bar, integrated AEG oven with six ring gas hob and extractor hood, inset stainless steel sink with integrated draining ridges and mixer tap, integrated dishwasher, integrated fridge and freezer, spotlights, wood effect tiled flooring with underfloor heating, door to utility and open to family room.

Utility

5'11 x 5'11 (1.80m x 1.80m)
Central heating radiator, wall and base units with laminate work surfaces, stainless steel sink and drainer with mixer tap, plumbing for washing machine, extractor fan, wood effect tiled flooring and composite double glazed door to side elevation.

Family Room

19'4 x 12'4 (5.89m x 3.76m)
UPVC double glazed windows, two Velux windows, central heating radiator, spotlights, wood effect tiled flooring and UPVC double glazed French doors to rear.

First Floor

Landing

UPVC double glazed window, central heating radiator, cornice coving, ceiling rose, two smoke detectors, doors leading to five bedrooms, bathroom and airing cupboard.

Bedroom One

17'2 x 14'0 (5.23m x 4.27m)
Three UPVC double glazed windows, two central heating radiators, coving, loft access, fitted wardrobes and door to dressing room.

Dressing Room

7'6 x 6'5 (2.29m x 1.96m)
Central heating radiator, coving, fitted wardrobes and door to en suite.

En Suite

9'3 x 7'5 (2.82m x 2.26m)
UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, part freestanding double oval bath with mixer tap, walk-in direct feed rainfall shower with rinse head, part PVC panelled elevations, spotlights, extractor fan and vinyl flooring.

Bedroom Two

12'3 x 11'0 (3.73m x 3.35m)
UPVC double glazed window, central heating radiator, coving, fitted wardrobes and door to en suite.

En Suite

6'1 x 5'3 (1.85m x 1.60m)
Central heating radiator, low basin WC, pedestal wash basin with traditional taps, direct feed shower enclosed, extractor fan, partially tiled elevations and vinyl flooring.

Bedroom Three

11'5 x 11'2 (3.48m x 3.40m)
UPVC double glazed window, central heating radiator and coving.

Bedroom Four

11'4 x 11'2 (3.45m x 3.40m)
UPVC double glazed window, central heating radiator, coving and loft access.

Bedroom Five

7'8 x 7'1 (2.34m x 2.16m)
UPVC double glazed window, central heating radiator and coving.

Bathroom

8'8 x 5'5 (2.64m x 1.65m)
UPVC double glazed frosted window, central heated towel rail, low basin WC, vanity top was basin with mixer tap, panel bath with mixer tap and overhead direct feed shower, extractor fan, partially tiled elevations and vinyl flooring.

External

Rear

Enclosed garden with laid to lawn, paved patio and bedding areas.

Front

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



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