



Windsor Close, Read, BB12 7QH

£445,000

A TRULY STUNNING AND MODERN THREE BEDROOM DETACHED BUNGALOW

WOW! This immaculate three bedroom detached bungalow is a gorgeous example of stylish, contemporary living with a blend of open plan living and well-proportioned bedrooms to create a beautiful family home. The property is well located for accessing local well regarded primary schools as well as major commuter routes along the M65 and A56 towards Burnley, Blackburn and Manchester. This impressive home is fitted with high end fixtures and fittings including a stylish kitchen from Kitchen Design Centre with a full range of NEFF integrated appliances and Quooker instant boiling tap. The bathroom and en suite are both Villeroy & Boch suites with Keuco wash basins and a Hansgrohe fitment in the main bathroom.

The property comprises briefly: entrance from the side elevation to a welcoming hallway with doors leading to three well proportioned bedrooms, a spacious living room, a stunning three piece family bathroom suite, and a gorgeous open plan kitchen/family/dining room. The kitchen has bi-folding doors to the rear garden and a door leading to the utility room. The main bedroom has open access to a stylish three piece en suite shower room. Externally the property is encompassed by beautiful landscaped gardens with Indian Stone paving, artificial turfing and a range of vivid flowering bedding areas. There is a driveway to the front of the property that provides off-road parking for numerous vehicles to secure gated pedestrian access into the front courtyard.

For further information, or to arrange a viewing, please contact our Clitheroe team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansstateagents

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	51	
(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.

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- Outstanding Detached Bungalow
 - Stunning Fitted Kitchen
 - Off Road Parking
 - EPC Rating E
- Three Bedrooms
 - Presented to Highest Standard Throughout
 - Tenure Freehold
- Two Villeroy & Boch Bathroom Suites
 - Immaculate Wraparound Gardens
 - Council Tax Band D

Ground Floor

Entrance Hallway

Steel Hormann front entrance door, double glazed window, part tiled flooring, Zehnder central heating radiator, spotlights, dado rail, doors leading to kitchen, reception room, three bedrooms and bathroom.

Bedroom One

12'2 x 10'11 (3.71m x 3.33m)

Aluminium double glazed window with fitted shutters, central heating radiator, loft access, fitted wardrobes and open to en suite.

En Suite

10'10 x 4'7 (3.30m x 1.40m)

Aluminium double glazed frosted window, central heated towel rail, Villeroy & Boch suite with Keuco brass wear comprising of: dual flush plate WC, vanity top wash basin, double direct feed rainfall shower with rinse head, tiled elevations, spotlights, extractor fan and wood effect flooring.

Bedroom Two

11'6 x 7'9 (3.51m x 2.36m)

Aluminium double glazed window with fitted shutters, central heating radiator, picture rail, part vaulted panelled elevations, television point, wood effect laminate flooring and open to dressing area.

Dressing Area

5'7 x 2'11 (1.70m x 0.89m)

Aluminium double glazed frosted window, central heating radiator, fitted wardrobes and wood effect laminate flooring.

Bedroom Three

9'5 x 8'8 (2.87m x 2.64m)

Aluminium double glazed window, central heating radiator, smoke alarm and fitted wardrobes.

Bathroom

8'7 x 5'7 (2.62m x 1.70m)

Aluminium double glazed frosted window, Zehnder central heating towel rail, Vileroy & Boch suite with dual flush plate WC, Keuco vanity top wash basin, tiled panel double bath with Hansgrohe mixer tap and overhead direct feed shower, tiled elevations, illuminated mirror, spotlights, extractor fan and tiled flooring.

Reception Room

15'4 x 10'6 (4.67m x 3.20m)

Two aluminium double glazed windows with fitted shutters, Zehnder central heating radiator, television point and part wood panelled elevations.

Kitchen/Family Room

19'9 x 15'9 (6.02m x 4.80m)

Atrium roof, Aluminium double glazed window, two Zehnder central heating radiators, spotlights, range of high gloss and matt wall and base units with Corian surfaces, island with granite breakfast bar, oven, microwave oven and warming drawer in high rise units, Neff induction hob with warming plate, integrated dishwasher, Blanco composite sink with Quooker tap, spotlights, laminate flooring, door to utility and bi-folding doors to rear.

Utility

6'3 x 4'10 (1.91m x 1.47m)

Central heating radiator, fitted storage with Baxi combi boiler, smoke detector, spotlights and UPVC double glazed door to rear.

External

Rear

Landscaped wraparound gardens with Indian stone paving, water feature and shed.

Front

Laid to lawn garden with bedding areas and driveway providing off road parking.

