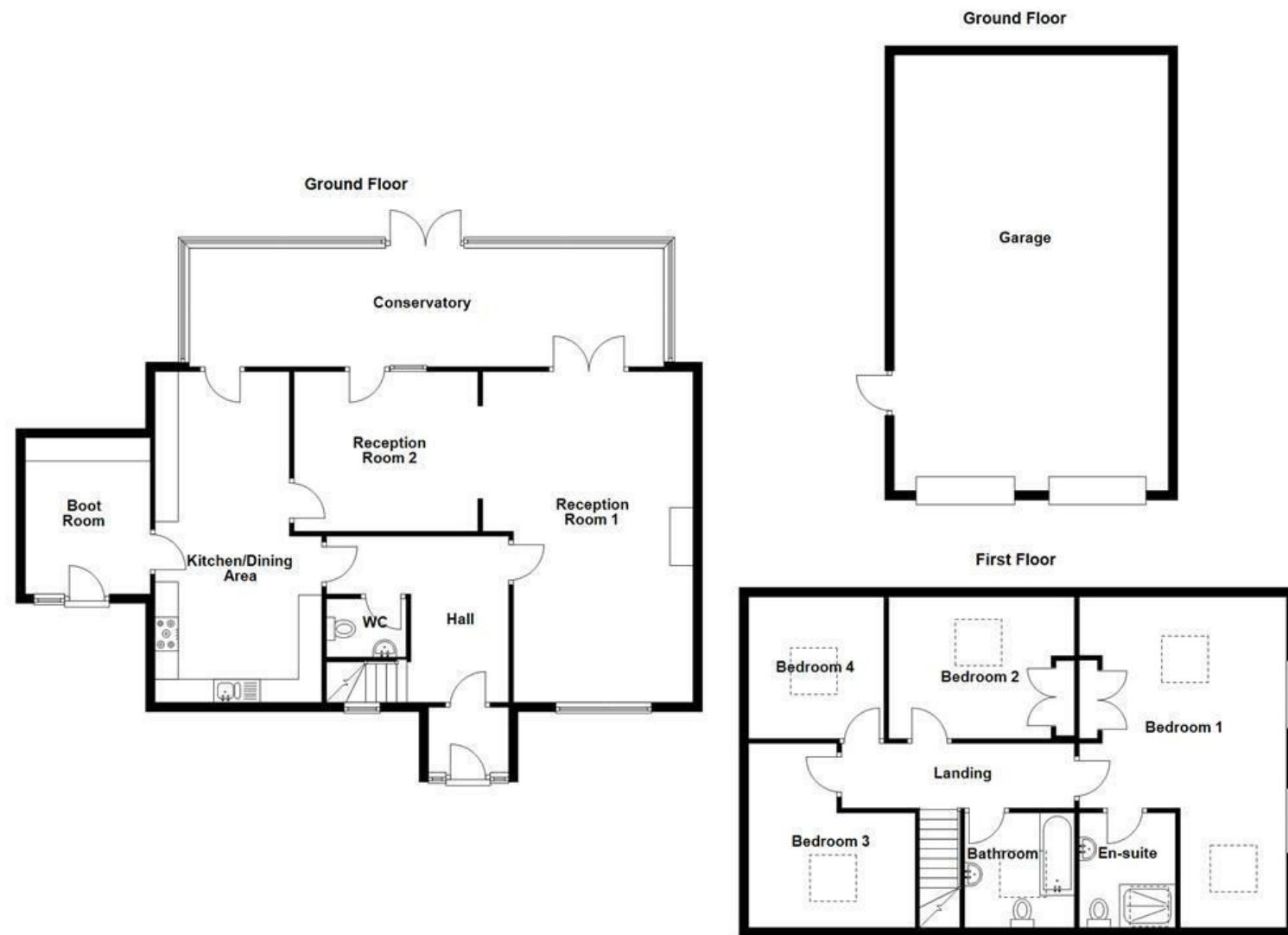




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	67	93
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.

Dewhurst Road, Langho, BB6 8AF

£545,000

A TRULY IMPRESSIVE FOUR BEDROOM DETACHED FAMILY HOME

Nested in a picturesque woodland setting, this prestigious and substantial four-bedroom detached family home offers an idyllic retreat for those seeking both comfort and convenience. Perfectly suited for a growing family, the property boasts excellent access to commuter routes leading to Clitheroe, Blackburn, and Preston, making it an ideal choice for professionals and families alike.

Upon entering, one is greeted by a harmonious flow of spacious reception rooms, each finished in neutral tones that enhance the abundance of natural light throughout the home. The generous conservatory provides a delightful space to relax while enjoying stunning countryside views, creating a serene atmosphere that is perfect for unwinding after a long day.

The property features four well-proportioned bedrooms, ensuring ample space for family members or guests. With two bathrooms, morning routines can be managed with ease, adding to the practicality of this lovely home.

Outside, the property is complemented by a large detached garage and ample off-road parking, providing convenience for multiple vehicles. The surrounding woodland adds a touch of tranquillity, making this home not just a place to live, but a sanctuary to enjoy.

Dewhurst Road, Langho, BB6 8AF

£545,000

 4  2  3  D

- Exceptional Detached Property
- Abundance of Living Space
- Ample Off Road Parking
- EPC Rating D
- Four Bedrooms
- Bursting with Character
- Tenure Freehold
- Two Bathrooms
- Open Aspect Views
- Council Tax Band F

Ground Floor

Entrance Porch

5'8 x 4'8 (1.73m x 1.42m)
Hardwood front door, tiled flooring and door to hall.

Hall

12'11 x 11'9 (3.94m x 3.58m)
UPVC double glazed window, central heating radiator, exposed beams, wood effect flooring, doors leading to reception room one, WC, kitchen/dining area and stairs to first floor.

WC

5'8 x 4'2 (1.73m x 1.27m)
Central heating radiator, low basin WC, pedestal wash basin with traditional taps, partially tiled elevations and wood effect flooring.

Kitchen/Dining Area

23'5 x 11'10 (7.14m x 3.61m)
UPVC double glazed window, range of high gloss wall and base units with laminate work surfaces, Belling range cooker with seven ring gas hob and extractor hood, tiled splashback, composite one and a half sink and drainer with mixer tap, integrated dishwasher , integrated under counter fridge and freezer, exposed beams, tiled flooring, doors leading to boot room, conservatory and reception room two.

Boot Room

11'1 x 8'10 (3.38m x 2.69m)
UPVC double glazed window, central heating radiator, fitted storage, wall mounted boiler, tiled flooring and hardwood single glazed door to front.

Reception Room One

25'5 x 14'10 (7.75m x 4.52m)
UPVC double glazed window, central heating radiator, exposed beams, television point, four feature wall lights, electric fire, wood effect flooring, open to reception room two and door to conservatory.

Reception Room Two

13'1 x 11'3 (3.99m x 3.43m)
Central heating radiator, exposed beams, three feature wall lights, wood effect flooring and door to conservatory.

Conservatory

33'8 x 8'5 (10.26m x 2.57m)
UPVC double glazed windows, partial UPVC double glazed roof, solid oak flooring and UPVC double glazed French doors to rear.

First Floor

Landing

Wood effect flooring, doors leading to four bedrooms and family bathroom.

Bedroom One

20'8 x 15'9 (6.30m x 4.80m)
Two Velux windows, two UPVC double glazed windows, two central heating radiators, fitted wardrobes, wood effect flooring and door to en suite.

En Suite

6'10 x 5'8 (2.08m x 1.73m)
Velux window, low basin WC, pedestal wash basin with traditional taps, multi-jet shower, tiled elevations and tiled flooring.

Bedroom Two

13'2 x 9'11 (4.01m x 3.02m)
Velux window, central heating radiator, fitted wardrobes and wood effect flooring.

Bedroom Three

11'10 x 10'3 (3.61m x 3.12m)
Velux window, central heating radiator and wood effect flooring.

Bedroom Four

10'1 x 9'7 (3.07m x 2.92m)
Velux window, central heating radiator and wood effect flooring.

Bathroom

7'5 x 6'4 (2.26m x 1.93m)
Velux window, central heating radiator, low basin WC, pedestal wash basin with traditional taps, panel bath with mixer tap, exposed beam and wood effect flooring.

External

Laid to lawn garden, mature trees, decking, Indian stone paving, off road parking and access to double garage.

Double Garage

30'10 x 19'5 (9.40m x 5.92m)
UPVC double glazed window, power, lighting and two up and over garage doors.



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