




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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Bosburn Drive, Mellor Brook, BB2 7PA

£525,000

AN EXCEPTIONAL DETACHED FAMILY HOME

Nestled in the sought-after Bosburn Drive, Mellor Brook, this exceptional detached family home is a true gem. Spanning an impressive 2,185 square feet, the property boasts a harmonious blend of indoor and outdoor space, making it perfect for family living. Built in 1975, this residence has been meticulously transformed by the current owners, showcasing immaculate presentation and stylish decoration throughout.

The home features five generously sized bedrooms, providing ample space for family and guests alike. With two well-appointed bathrooms, morning routines will be a breeze. The heart of the home is undoubtedly the enviable open-plan kitchen and living area, designed for both entertaining and everyday family life. Modern fixtures and fittings enhance the overall appeal, ensuring a contemporary yet comfortable atmosphere.

Outside, the beautifully maintained gardens offer a tranquil retreat, perfect for enjoying sunny afternoons or hosting gatherings. The property also includes a double garage and a double driveway, providing convenient parking and storage solutions.

Location is key, and this home does not disappoint. It is ideally situated close to bus routes, a variety of amenities and within catchment for Ribble Valley schools. Additionally, excellent network links to Blackburn, Preston, and Clitheroe make commuting effortless.

Bosburn Drive, Mellor Brook, BB2 7PA

£525,000

 5  2  2  D

- Outstanding Detached Property
 - Stunning Dining Kitchen/Family Room
 - Off Road Parking and Double Garage
 - EPC Rating D
- Five Bedrooms
 - Abundance of Living Space
 - Tenure Freehold
- Two Bathrooms
 - Immaculate Gardens to Front and Rear
 - Council Tax Band F

Ground Floor

Entrance Porch

6'5 x 5'11 (1.96m x 1.80m)

Hardwood double glazed front door, hardwood double glazed window, tiled flooring and UPVC double glazed frosted door to hall.

Hall

15'3 x 5'11 (4.65m x 1.80m)

Upright central heating radiator, central heating radiator, smoke detector, feature wall light, herringbone solid oak flooring, doors leading to reception room, kitchen/dining/family room, study, WC and stairs with oak balustrade to first floor.

Study

11'5 x 7'8 (3.48m x 2.34m)

UPVC double glazed window, central heating radiator and solid oak flooring.

WC

7'8 x 4'2 (2.34m x 1.27m)

Central heated towel rail, dual flush WC, vanity top wash basin with traditional taps, tiled elevations, extractor fan and tiled flooring.

Reception Room

17'11 x 11'10 (5.46m x 3.61m)

UPVC double glazed window, central heating radiator, television point and oak single glazed double doors to kitchen/family room.

Kitchen/Dining/Family Room

35'9 x 22'3 (10.90m x 6.78m)

UPVC double glazed window, two Velux windows, four upright central heating radiators, range of high gloss wall and base units with granite effect work surfaces, tiled splashback, stainless steel sink and drainer with mixer tap, two integrated Neff ovens, five ring gas hob and extractor hood, integrated fridge, integrated freezer, integrated dishwasher, pendant lighting, spotlights, television point, herringbone solid oak flooring, oak single glazed door to utility, oak door to garage, UPVC double glazed door to rear and two UPVC double glazed bi-folding doors to rear.

Utility

11'2 x 6'10 (3.40m x 2.08m)

UPVC double glazed window, central heating radiator, range of matte wall and base units with granite effect work surfaces, tiled splashback, stainless steel sink and drainer with mixer tap, plumbing for washing machine, space for dryer, spotlights, tiled flooring and UPVC double glazed door to rear.

Double Garage

20'1 x 15'6 (6.12m x 4.72m)

Power, lighting, space for fridge freezer, water tank, boiler, UPVC double glazed door to rear and electric up and over garage door.

First Floor

Landing

14'4 x 13'3 (4.37m x 4.04m)

Central heating radiator, smoke detector, loft access, fitted storage, oak doors leading to five bedrooms and family bathroom.

Bedroom One

23'1 x 15'5 (7.04m x 4.70m)

UPVC double glazed window, central heating radiator, spotlights, two feature wall lights and oak door to en suite.

En Suite

8'7 x 8'5 (2.62m x 2.57m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, double vanity top wash basins with mixer taps, walk-in double direct feed rainfall shower with rinse head, tiled elevations, spotlights, LED illuminated mirror, extractor fan and tiled flooring.

Bedroom Two

14'2 x 13'0 (4.32m x 3.96m)

UPVC double glazed window and central heating radiator.

Bedroom Three

11'11 x 11'11 (3.63m x 3.63m)

UPVC double glazed window, central heating radiator and over stairs storage.

Bedroom Four

13'1 x 7'11 (3.99m x 2.41m)

UPVC double glazed window and central heating radiator.

Bedroom Five

9'10 x 8'10 (3.00m x 2.69m)

UPVC double glazed window and central heating radiator.

Bathroom

9'0 x 6'10 (2.74m x 2.08m)

UPVC double glazed frosted window, heated towel rail, dual flush WC, vanity top wash basin with mixer tap, panel bath with mixer tap, direct feed corner rainfall shower with rinse head enclosed, tiled elevations, PVC to ceiling, spotlights, extractor fan and tiled flooring.

External

Rear

Enclosed laid to law garden with decking, Indian stone paving and raised bedding areas.

Front

Laid to lawn garden with double driveway and access to double garage.

