



23 Happy Valley Road, Blackburn

Offers Over £280,000



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Set within a substantial and wonderfully private plot, this impressive three bedroom detached bungalow offers far more than first impressions suggest. Beautifully presented throughout, the property has been thoughtfully decorated and enhanced by the current owners, creating a home with a distinctive sense of style, generous proportions and particularly deep, spacious living accommodation.

From the approach, the bungalow has an attractive, well kept frontage, with a broad driveway providing excellent off road parking for 3 cars.

Mature planting softens the exterior and gives the property an established feel, while its positioning within the plot provides an excellent degree of privacy. The home is all arranged on one level, making this a beautifully highly practical home.

Stepping through the front door, you enter a welcoming entrance hallway which immediately introduces the character found throughout the property. Decorative wall panelling, warm neutral tones and contrasting dark detailing create a smart first impression, while the hallway itself is considerably more than simply a passageway. There is room for substantial furniture and storage, and the wide opening into the main living accommodation gives a glimpse of the scale beyond.

The main lounge is a superb entertaining and everyday living space, stretching deep into the property and comfortably accommodating two substantial sofas without compromising the feeling of space. A large front facing window brings plenty of natural light into the room, while the dark flooring adds a stylish contrast, feature wall treatments and carefully coordinated furnishings give it a contemporary, luxurious atmosphere.

A real focal point is the bespoke style media wall, finished with vertical timber slat detailing and incorporating a large television recess, illuminated display niches and a wide contemporary feature fire beneath.



Recessed ceiling lighting adds to the ambience, while the proportions of the room allow for a generous coffee table and additional occasional furniture. This is a room that feels both impressive and comfortable equally suited to quiet evenings at home or having family and friends over.

The kitchen continues the property's bold, contemporary styling. Arranged to make excellent use of the available space, it features an extensive range of dark cabinetry complemented by long metallic handles and contrasting work surfaces. There is a built-in oven and gas hob, together with space for a substantial fridge/freezer and a useful range of countertop appliances. The kitchen extends towards the rear, where additional cabinetry provides further storage and workspace. A window above the sink introduces natural light and gives the room a pleasant outlook, while space has been cleverly incorporated for laundry appliances. The result is a kitchen which feels practical and well equipped without losing the strong design identity seen throughout the bungalow.

The bedrooms are another huge benefit to this special home. There are two genuine king size bedrooms, both offering excellent proportions and enough space for substantial bedroom furniture. The principal bedroom is a striking room with a large upholstered bed comfortably positioned against a dramatic feature wall. Despite the scale of the bed, there remains generous circulation space around the room, emphasising the bedroom's proportions. A large window provides plenty of daylight, while large fitted wardrobes offer valuable storage without encroaching on the usable floor area. Coordinated grey tones, soft carpeting and full length curtains give the room a comfortable, finished feel.



The second king size bedroom is equally appealing, again demonstrating the generous scale available within the bungalow. A large upholstered bed sits comfortably within the room, with space remaining for a substantial chest of drawers and further bedroom furniture. Feature wallpaper creates an attractive backdrop, while the window and coordinated curtains bring good natural light into the space. This is a proper double bedroom rather than a compromised secondary room and would work particularly well for guests or family members.



The third bedroom provides an unusually flexible additional space. Currently utilised as a relaxed chill out zone, it could readily function as a third bedroom, home office, hobby room or secondary sitting room depending upon the needs of its next owner. Fitted mirrored wardrobes provide excellent storage and help enhance the feeling of space, while direct access to the rear garden makes this room particularly versatile. Its position and garden connection could make it ideal for someone wanting a more independent bedroom, a work from home environment or simply somewhere to retreat and unwind. The property is served by two beautifully presented shower/bathroom spaces, each with its own individual finish. One features a contemporary countertop basin set over a generous vanity unit, contrasting dark work surface, useful mirrored storage and decorative tiling, with a heated towel rail adding practicality.

The second shower room has a particularly striking contemporary appearance, with large format marble effect wall finishes creating a clean, luxurious feel. A glazed walk in shower enclosure incorporates a rainfall style shower, while a modern vanity unit, WC, illuminated mirror and contrasting black detailing complete the room. The coordinated finishes give this space an almost boutique hotel quality.

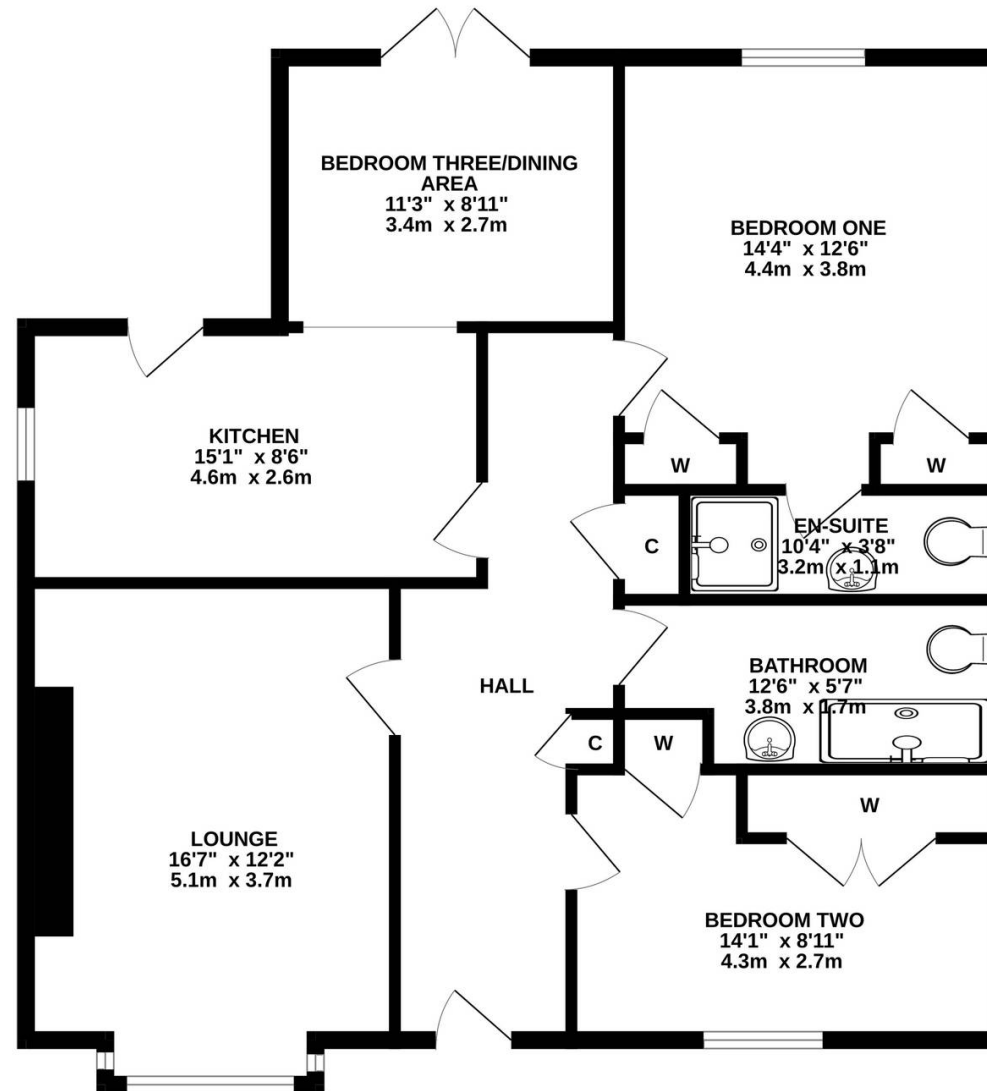
Throughout the bungalow, considerable thought has clearly gone into the presentation. Feature wall coverings, decorative panelling, recessed lighting, coordinated window dressings and carefully selected finishes give each room its own personality while retaining a cohesive feel across the home. Outside, the property occupies a substantial plot with an excellent level of privacy, something which sets it apart low maintenance with multiple out door seating areas . The generous footprint of the plot complements the spacious internal accommodation and provides valuable outdoor space, with the rear garden also directly accessible from the flexible third bedroom/chill space.

Home Report Value- £295,000

The front is equally practical, with a broad paved driveway providing ample parking and an attractive landscaped garden area adding colour and kerb appeal. The detached nature of the bungalow, together with



GROUND FLOOR



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