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Primrose Cottage 1 Back Gisburn Road
Blacko
BB9 6LT



For Sale

£399,950

- Newly built stone cottage-style semi-detached home
- Architect's 10-year warranty certificate
- Entrance porch with cloak area and hallway storage
- Spacious lounge and brand new fully fitted dining kitchen
- Sliding patio doors opening onto rear garden
- Three double bedrooms with main en-suite shower room

- Luxury four-piece family bathroom
- Part-boarded loft for extra storage
- Off-road parking for up to three vehicles
- Large garden with Indian stone patio & pathway, blank canvas for landscaping



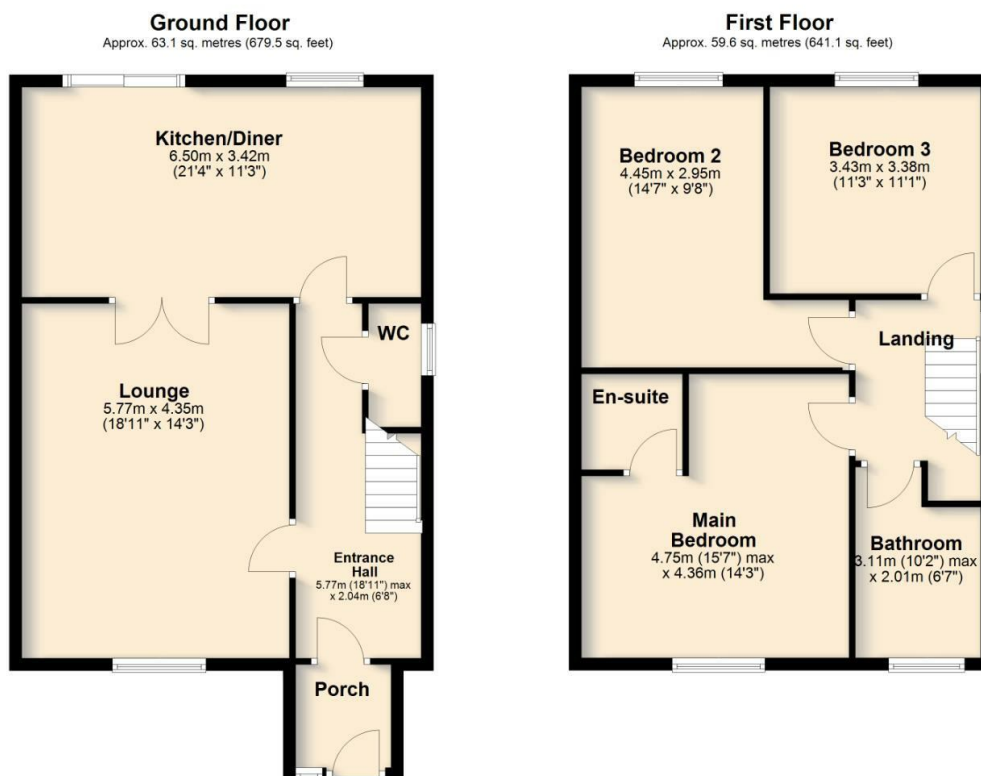
Situated in the highly desirable village of Blacko, this newly built stone cottage-style semi-detached home on Back Gisburn Road combines traditional charm with modern efficiency. Benefitting from an Architect's 10-year warranty certificate, it offers complete reassurance for buyers seeking a high-quality, low-maintenance home in a picturesque rural setting.

A welcoming entrance porch with cloak area leads into a well-planned hallway, complete with a downstairs WC and practical storage cupboard. The spacious lounge provides a cosy retreat, while to the rear, a brand new fully fitted dining kitchen forms the true social hub of the property. Finished with quality integrated appliances and sleek modern fittings, this impressive space is enhanced by sliding patio doors which open directly onto the garden, allowing natural light to pour in.

To the first floor, the generous layout continues with three well-proportioned double bedrooms. The main bedroom enjoys the luxury of a brand new three-piece en-suite shower room, while the landing also provides access to a useful part-boarded loft. A stunning four-piece family bathroom completes the internal accommodation.

Externally, the property offers excellent off-road parking for up to three vehicles. The large enclosed rear garden features an Indian stone pathway and patio area, providing the perfect blank canvas for planting, landscaping or outdoor entertaining.

Designed with energy efficiency in mind, the home benefits from full double glazing, an air source heat pump, underfloor heating to the ground floor and radiators upstairs, alongside solar panels to help reduce running costs. A beautifully finished modern home with timeless appeal — ready to move straight into.



Total area: approx. 122.7 sq. metres (1320.7 sq. feet)

All floorplans provided are for guidance only. Please check all dimensions before making any decisions reliant upon them.
Plan produced using PlanUp.



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