

Brotherston Drive, Blackburn, BB2 4FJ

Asking price £379,950

Situated on the sought-after Brotherston Drive in Blackburn, this expansive detached residence seamlessly combines comfort with contemporary living. Constructed in 2002, the home spans an impressive 1,638 square feet, making it an ideal choice for families.

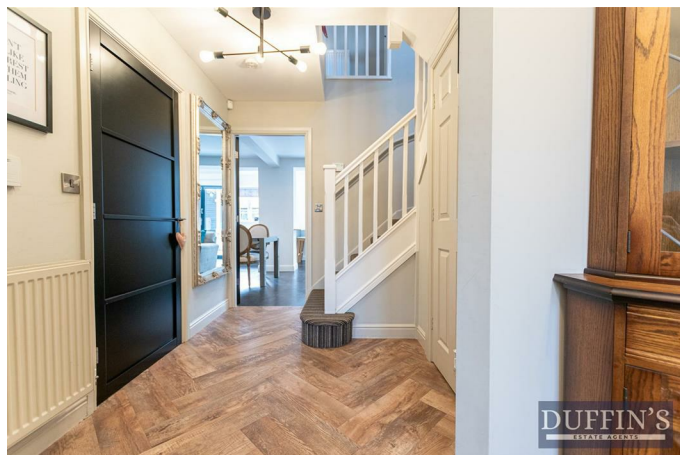
Upon entry, you are welcomed by a spacious hallway that leads to two inviting reception rooms and a convenient downstairs WC. The centerpiece of the home is the beautifully extended kitchen, which features a dining area, pantry, snug, and home gym, all enhanced by bi-fold doors that open to the garden, creating an excellent space for entertaining.

The first floor hosts four generously proportioned bedrooms, providing ample accommodation for family members or guests, complemented by two well-appointed bathrooms that facilitate easy morning routines while ensuring privacy.

The exterior of the home is equally impressive, with a newly laid driveway that accommodates up to three vehicles, ensuring that parking is never a concern. The south-facing garden is a true highlight, offering a sun-drenched outdoor space ideal for summer barbecues, gardening, or simply enjoying the fresh air.

In summary, this detached home on Brotherston Drive is a remarkable opportunity for those seeking a spacious and modern family home in Blackburn. With its thoughtful layout, ample amenities, and delightful outdoor space, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this wonderful property your own.

Entrance Hall



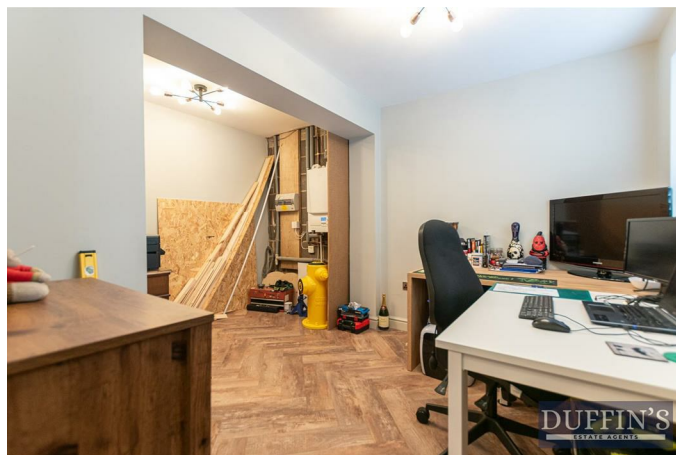
Upon entering, you are welcomed by a generous hallway that provides an insight into the home's remarkable design. The entrance hall benefits from a composite front door, tasteful decoration and access to the downstairs rooms.

Lounge 19'5" x 12'6" (5.94m x 3.83m)



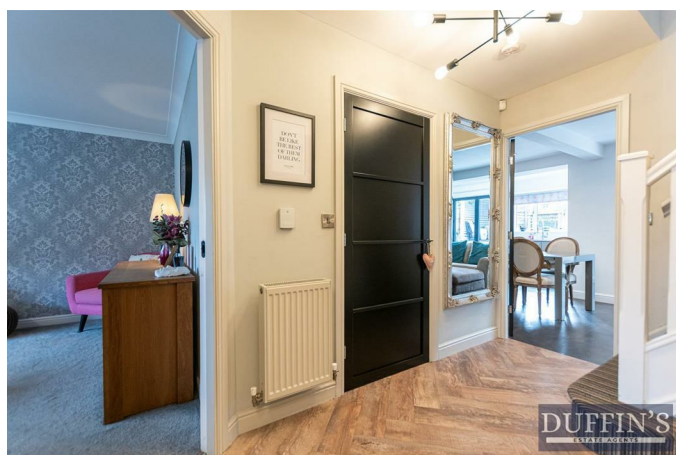
This reception room boasts a double glazed window that allow for an abundance of natural light. It features a gas central heating radiator and a ceiling light fixture, ensuring a comfortable atmosphere. The carpeted flooring enhances the room's overall warmth and inviting feel.

Second Lounge / Office 13'1" x 10'0" (4.01m x 3.05m)



The second lounge is currently being used as a Home Office. The room features a gas central heating radiator and a ceiling light fixture along with laminate flooring.

Hallway



Downstairs WC



The downstairs WC features a partially tiled design and is equipped with a vanity unit sink and WC

Kitchen / Dining Room 18'3" x 19'2" (5.58 x 5.85)



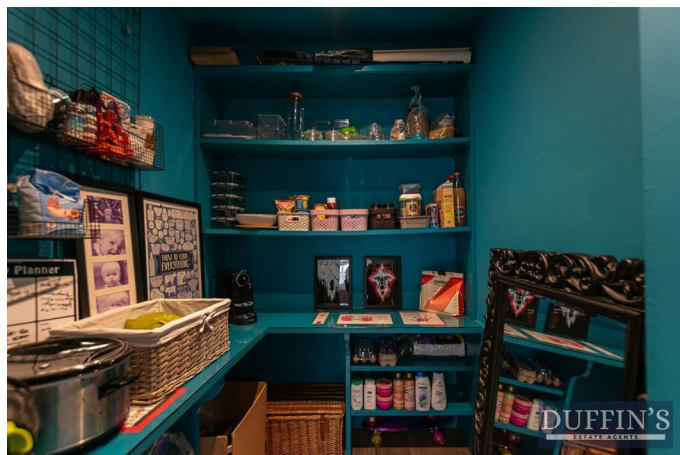
The kitchen is a delightful haven for culinary lovers and those who enjoy hosting gatherings. Its stunning design beautifully combines practicality with elegance. Featuring modern cabinetry, high-end appliances, and ample counter space, this area truly shines. Connected to the kitchen is a spacious dining area that flows seamlessly into a cozy family room/home gym, with bifold doors that create an inviting atmosphere for both casual meals and entertaining guests.



Home Gym / Family Room 17'6" x 8'9" (5.35m x 2.69m)



Pantry 5'9" x 4'11" (1.76m x 1.51)



Part of the kitchen comes this spacious pantry. Perfect for additional storage.

Garden



Step outside to discover a spacious garden that serves as an ideal escape. This outdoor space is perfect for soaking up the sun on leisurely afternoons or enjoying activities with family and friends. The charming pergola adorned with fairy lights adds to the allure of this inviting area, complemented by a beautifully paved patio.



Stairway to First Floor



Stairway providing access to all four bedrooms and bathrooms.

Hallway



Spacious hallway providing access to all four bedrooms and bathrooms.

Master Bedroom 11'0" x 12'6" (3.37m x 3.83m)



The master suite offers generous space, complete with an en-suite bathroom that showcases modern fixtures and sophisticated finishes. Natural light floods the bedroom through double-glazed windows, while the ambiance is further enhanced by gas central heating, stylish light fittings, and plush fitted carpets.



Ensuite Bathroom 5'6" x 6'11" (1.69m x 2.13m)



This three-piece bathroom features a functional and well-organised layout, including a toilet, a sink/vanity, and separate shower. Finished to a high standard with contemporary fixtures and fittings, the space is both functional and stylish — perfect for everyday living.



Bedroom Two 9'6" x 8'6" (2.91m x 2.61m)



A spacious second bedroom includes a double-glazed window , a gas central heating radiator, ceiling light fixture and grey fitted carpet.



Bedroom Three 6'0" x 10'3" (1.85m x 3.14m)



Bedroom three includes a double-glazed window , a gas central heating radiator, ceiling light fixture and grey fitted carpet.

Bedroom Four 16'7" x 8'9" (5.08m x 2.69m)



Bedroom four includes two double-glazed window , a gas central heating radiator, ceiling light fixture and grey fitted carpet.

Family Bathroom 7'4" x 8'6" (2.24m x 2.61m)

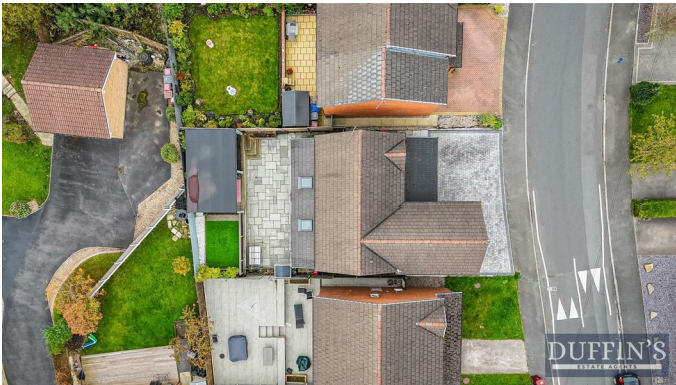


A well-appointed three-piece bathroom comprising of a WC, wash basin and P Shaped bath with shower - perfect for everyday living.

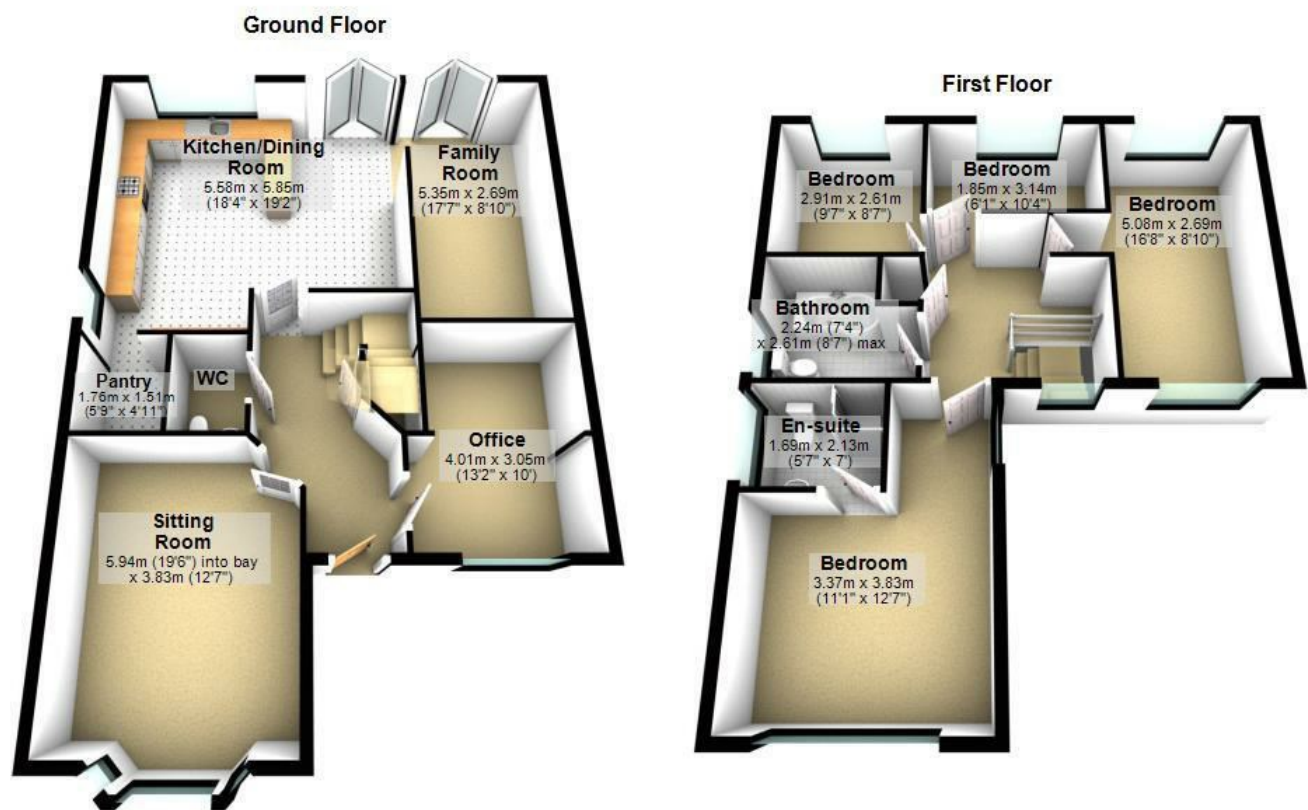
External



This beautiful home on Brotherston Drive occupies a spacious plot offering an abundance of space both inside and out. The extended driveway allows for parking up to three cars.



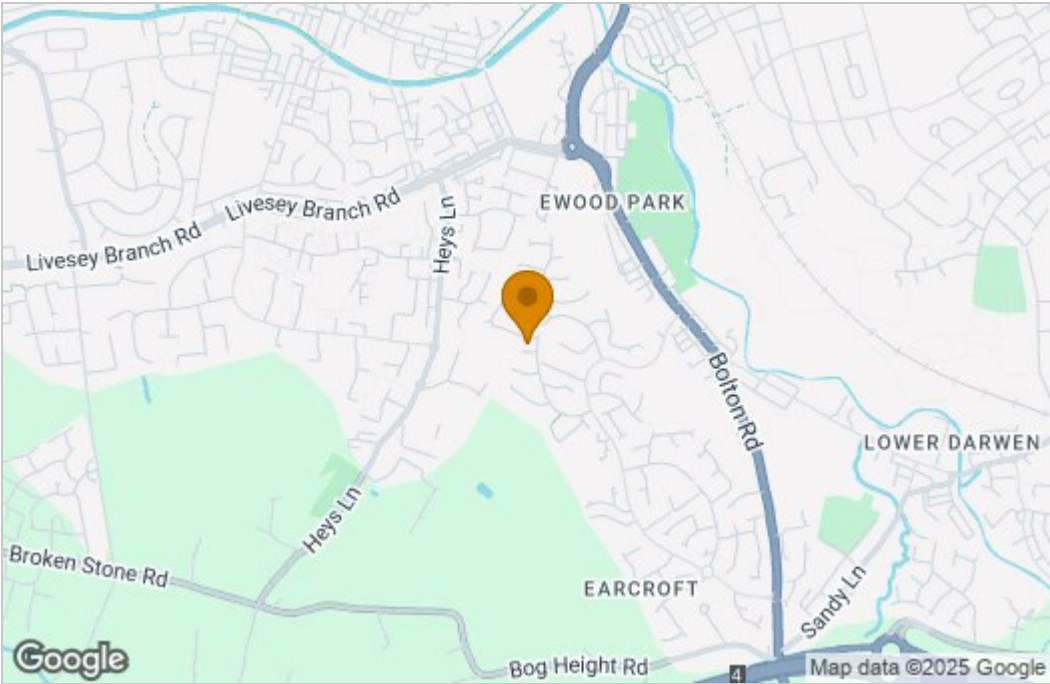
Floor Plan



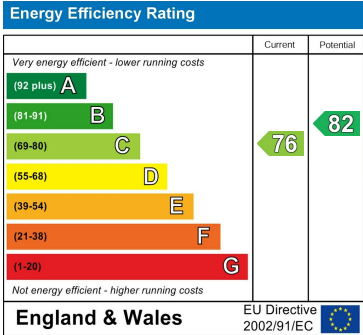
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.
Plan produced using PlanUp.

5 Brotherston Dr, Blackburn

Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.