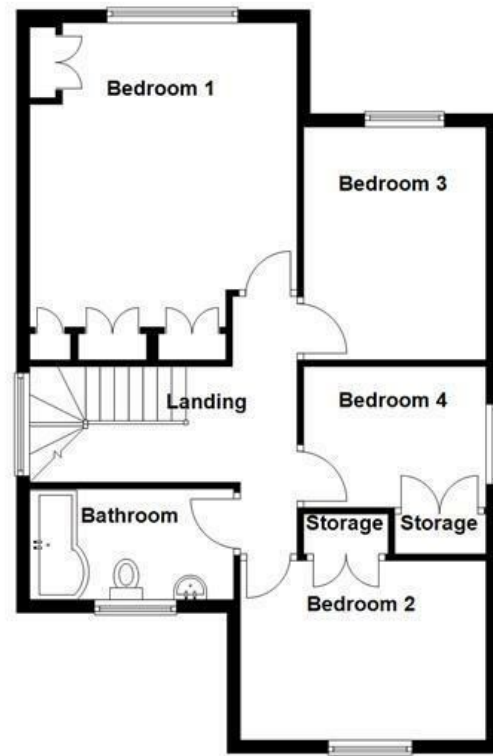


Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	73	83
(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.

Bosburn Drive, Mellor Brook, BB2 7PA

£525,000

AN IDYLIC DETACHED FAMILY HOME

Nestled in the charming locale of Bosburn Drive, Mellor Brook, this exquisite, reasonably priced, detached family home presents a rare opportunity for discerning buyers. Spanning an impressive 1,550 square feet, the property has been fully renovated to a high standard, making it ready for immediate occupation.

The residence boasts four generously sized bedrooms, providing ample space for a growing family. The modern, high-quality fitted bathroom complements the three inviting living areas, which offer versatility for relaxation and entertainment. An additional office space is perfect for those who work from home or require a quiet area for study.

The property has been tastefully decorated throughout, featuring new carpets, blinds, and a fresh coat of paint. A new boiler and full insulation ensure comfort and efficiency year-round. The standout feature is the impressive double garage, equipped with lifted ceilings, providing both functionality and convenience.

Set against a backdrop of stunning woodlands, the expansive gardens offer a tranquil retreat, complete with private brook areas that enhance the natural beauty of the surroundings. This outdoor space is not only perfect for family gatherings but also serves as a blank canvas for potential buyers to infuse their personal style.

Bosburn Drive, Mellor Brook, BB2 7PA

£525,000



- An Exquisite Detached Family Home
- Neutral Decoration
- Off Road Parking For Four Cars
- EPC Rating C
- Four Bedrooms
- Integral Double Garage
- Freehold
- Fully Updated And Refurbished Throughout
- Luxurious Family Home
- Council Tax Band E

Ground Floor

Entrance

Composite double glazed door to the entrance porch.

Entrance Porch

4'9 x 4'7 (1.45m x 1.40m)

UPVC double glazed windows, PVC panelling to the ceiling, wood flooring, single glazed door to the hallway

Hallway

16'8 x 12'10 (5.08m x 3.91m)

Central heating radiator, LED spotlights, wood effect laminate flooring, doors to WC, Lounge, dining room, kitchen, office and staircase to the first floor.

WC

5'11 x 4'8 (1.80m x 1.42m)

UPVC double glazed frosted window, a two piece suite comprising of a dual flush WC, vanity top wash basin with mixer tap, tiled elevations, Vaillant boiler, LED spotlights, tiled flooring.

Lounge

16'8 x 13'7 (5.08m x 4.14m)

UPVC double glazed window, upright central heating radiator, coving, television point, wood effect laminate flooring, double doors to the dining room, UPVC double glazed sliding doors to the conservatory.

Conservatory

15'7 x 11'5 (4.75m x 3.48m)

UPVC double glazed windows, ceiling fan, polycarbonate ceiling, tiled flooring, UPVC double glazed French doors with remote controlled blinds to the rear.

Dining Room

11'9 x 8'10 (3.58m x 2.69m)

Central heating radiator, wood effect laminate flooring, UPVC double glazed sliding doors to the rear.

Kitchen

12'11 x 12'2 (3.94m x 3.71m)

UPVC double glazed window, upright central heating radiator, a range of panelled wall and base units, granite effect surface, tiled splash backs, stainless steel one and a half sink with a high spout mixer tap, integrated electric Lamona high rise double oven, integrated microwave, a four ring gas hob and extractor hood, integrated fridge freezer and dishwasher, LED spotlights, wood effect laminate flooring.

Office

5'11 x 5'9 (1.80m x 1.75m)

Hardwood single glazed window, LED spotlights, wood effect laminate flooring, door to the double garage.

Double Garage

21'8 x 17'10 (height 8'11) (6.60m x 5.44m (height 2.72m))

UPVC double glazed window, plumbing for washing machine and dryer, stainless steel sink and mixer tap, fully insulated with weather tacks, UPVC double glazed door to the rear, electric up and over garage door.

First Floor

Landing

13'7 x 13'1 (4.14m x 3.99m)

UPVC double glazed window, coving, LED spotlights, loft access, smoke alarm, doors to four bedrooms and bathroom.

Bedroom One

16'11 x 13'6 (5.16m x 4.11m)

UPVC double glazed window, central heating radiator, coving, fitted wardrobes with down lights, fitted vanity unit, television point.

Bedroom Two

12'4 x 9' (3.76m x 2.74m)

UPVC double glazed window, central heating radiator, coving, fitted wardrobe.

Bedroom Three

11'11 x 8'10 (3.63m x 2.69m)

UPVC double glazed window, central heating radiator.

Bedroom Four

8'11 x 8'1 (2.72m x 2.46m)

UPVC double glazed window, central heating radiator, coving, fitted wardrobe

Bathroom

10'1 x 5'10 (3.07m x 1.78m)

UPVC double glazed frosted window, chrome heated towel rail, a three piece Villeroy and Bosch suite comprising of a P shaped panelled bath with traditional taps and a direct feed over head shower, dual flush WC, pedestal wash basin with mixer tap, tiled elevations, spotlights, extractor fan, Kauai fittings such as toothbrush holder, towel rail, shower fittings etc, tiled flooring.

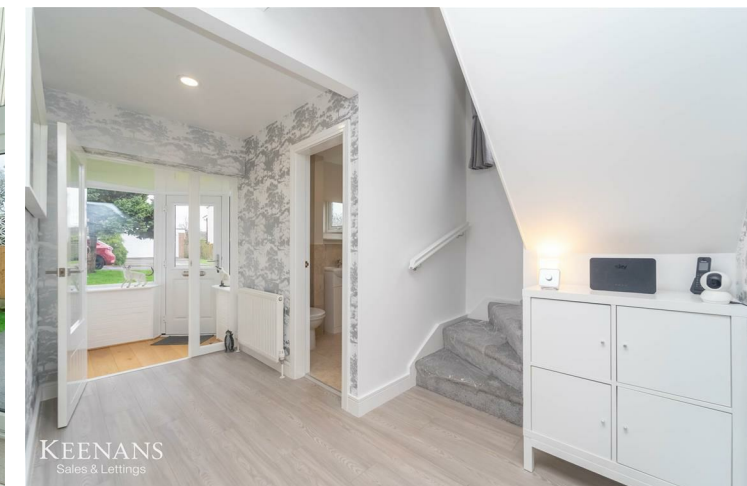
External

Front

Laid to lawn garden, bedding, electric vehicle charger and driveway for four cars.

Rear

Tiered garden with laid to lawn, bedding, mature shrubs, private brook and woodland areas.



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