

# HUNTERS®

HERE TO GET *you* THERE

**Hawthornes, Brogden Lane, Barnoldswick**  
**Offers In Excess Of £500,000**





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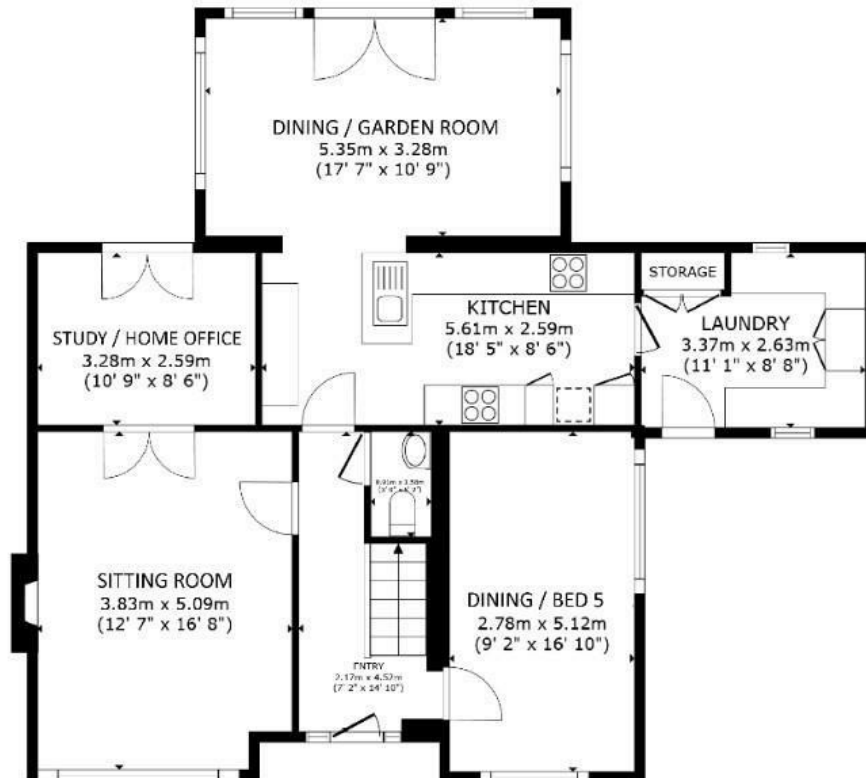
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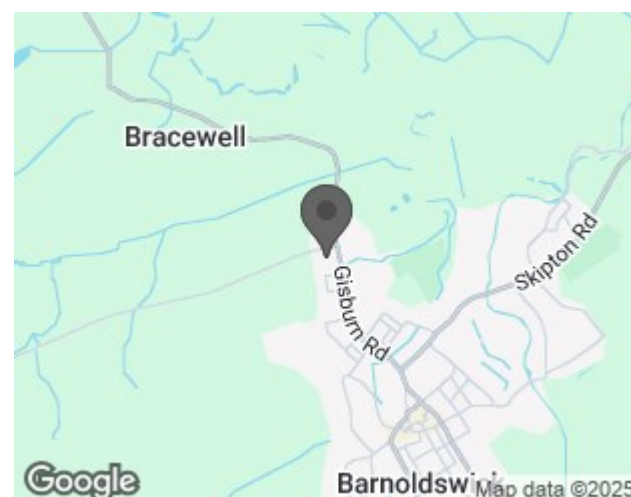
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SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	73	84
EU Directive 2002/91/EC		
England & Wales		



Set at the head of the desirable and quiet cul-de-sac of Brogden View, Barnoldswick, Hawthornes is an exceptional and spacious detached home offering a perfect blend of comfort and elegance.

Boasting a generous sized garden and large double garage along with driveway parking for several vehicles.

With 3 spacious reception rooms and 4 well-appointed bedrooms, this residence is ideal for families seeking both space and style. The property boasts two modern bathrooms, ensuring convenience for all.

A welcoming entrance hall features an open staircase to the first floor, with WC below, and a dining room just off. This would also make a perfect ground floor bedroom.

The smartly decorated sitting room features a sandstone fireplace with a living flame gas fire, ensuring a warm and inviting atmosphere. Double doors lead to a versatile dining room or study, with French doors opening onto the large rear garden, perfect for entertaining and relaxing.

The well-designed kitchen is a chef's dream, equipped with high-quality Shaker-style units and built-in appliances, including a Neff electric double oven and a Belling electric hob. The larger-than-standard utility room adds practicality to daily living.

One of the standout features of this home is the magnificent sun lounge, which captures breathtaking views of the surrounding countryside, creating a tranquil retreat. Also with ample space for a dining suite.

The master bedroom is generously sized, complete with fitted furniture, a built-in wardrobe, and an en-suite shower room featuring under-floor heating. Two further bedrooms also benefit from fitted furniture, and a 4th bedroom is a good sized single. The family bathroom features travertine-style tiling, a vanity wash basin, built-in display shelving, and includes a shower over the bath and under-floor heating.

Outside, the property is equally impressive, with a tarmac driveway providing ample parking for up to six vehicles, alongside a substantial detached double garage with a remote-controlled door. The front garden is well-maintained, while the expansive rear garden features two paved patios, ideal for alfresco dining amidst the lush lawn.

This remarkable home, with its pleasant outlook and exceptional living spaces, is a must-see for anyone looking to settle in a prime location. Internal viewing is highly recommended to fully appreciate the size and practical layout of this family home.

### On-Line-Bullet-Points

- A large family-sized house on a large plot
- Superbly maintained and presented
- 4 reception rooms
- Open plan kitchen-dining-sunroom
- Laundry room and cloakroom
- 4 / 5 bedrooms
- Large double garage and plentiful parking
- Quiet location at end of a no-through-road
- Short walk into town. Bus route
- Pleasant situation