



## Holcombe Road, Rossendale, BB4 4LX

£560,000

THE PERFECT FAMILY HOME ON AN IMPRESSIVE PLOT

Nestled on Holcombe Road in the picturesque area of Rossendale, this exquisite detached house is a true gem, offering an impressive plot that boasts an abundance of both indoor and outdoor space. The property has been meticulously presented and updated to the highest standard, showcasing stylish interiors and a neutral colour palette that creates a warm and inviting atmosphere.

Inside, you will find four generously sized double bedrooms, providing ample space for family and guests alike. The three well-appointed bathrooms ensure convenience and comfort for all. The heart of the home features three elegant reception rooms, perfect for entertaining or enjoying quiet family time.

One of the standout features of this property is the stunning wrap-around gardens, which offer a serene outdoor retreat with beautiful views over Musbury Tor. The gardens are complemented by private woodlands, providing a sense of tranquillity and privacy. Additionally, the property includes two detached garages, offering plenty of storage and parking options.

Having been beautifully maintained, this home is ready for you to move straight in. It is the perfect family residence, combining modern living with the charm of its surroundings. Do not miss

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	84
(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	

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# Holcombe Road, Rossendale, BB4 4LX

£560,000



- An Exceptional Detached Property On An Impressive Plot
- Beautifully Presented
- Off Road Parking
- Tenure Freehold
- Four Double Bedrooms
- Envious Views Over Musbury Tor
- Council Tax Band D

## Ground Floor

### Entrance

Solid oak door to the entrance hallway.

### Entrance Hallway

8'3 x 4'10 (2.51m x 1.47m)

Two solid oak double glaze windows, central heating radiator, meter cupboard, wood effect laminate flooring, door to the Lounge, half staircase to the landing.

### Lounge

26'2 x 11'10 (7.98m x 3.61m)

Two hardwood double glazed window, two central heating radiators, spotlights, gas fire with marble hearth and surround, television point, wood effect laminate flooring, open to the dining room.

### Dining Room

13'10 x 11'9 (4.22m x 3.58m)

Two hardwood double glazed windows, two central heating radiators, three feature wall lights, wood effect laminate flooring, single glazed door to the kitchen, open to the orangery.

### Orangery

16'3 x 9'8 (4.95m x 2.95m)

Hardwood double glazed surrounding windows, central heating radiator, wood effect laminate flooring, hardwood double glazed French doors to the rear.

### Kitchen

12'4 x 11'9 (3.76m x 3.58m)

Hardwood double glazed window, central heating radiator, a range of hardwood panelled wall and base units, granite surface, tiled splash backs, ceramic one and a half sink and drainer with a high spout mixer tap, space for an electric double freestanding oven with a four ring gas hob, integrated extractor hood, space for a fridge freezer, plumbing for a washing machine and dryer, integrated dishwasher, spotlights, hardwood flooring, hardwood single glazed stable door to the rear.

### Landing

10'4 x 2'11 (3.15m x 0.89m)

Smoke alarm, doors to two bedrooms, bathroom and staircase to the first floor.

### Bedroom Three

11'9 x 11'6 (3.58m x 3.51m)

Hardwood double glazed window, central heating radiator, fitted wardrobes, wood effect laminate flooring.

### Bedroom Four

11'5 x 9'11 (3.48m x 3.02m)

Hardwood double glazed window, central heating radiator, wood panelled elevations, wood effect laminate flooring.

### Bathroom

8'6 x 8'2 (2.59m x 2.49m)

Hardwood double glazed frosted window, central heating radiator, a three piece suite comprising of a pedestal wash basin with mixer tap, panelled bath with mixer tap and jets, dual flush WC, tiled elevations, spotlights, PVC to the ceiling, wood effect laminate flooring.

### First Floor

### Landing

6 x 5'3 (1.83m x 1.60m)

Fitted eaves storage, wood effect laminate flooring, doors to two bedrooms.

### Bedroom One

17'5 x 16 (5.31m x 4.88m)

Hardwood double glazed window, hardwood double glazed circular window, two central heating radiators, spotlights, fitted wardrobes, wood effect laminate flooring, door to the en suite.

### En Suite

11'8 x 10'3 (3.56m x 3.12m)

Hardwood double glazed frosted window, central heating radiator, a three piece suite comprising of a pedestal wash basin with traditional tap, low basin WC, double direct feed shower enclosure, tiled elevations, spotlights, extractor fan, feature wall light, wood effect Lino flooring.

### Bedroom Two

16'4 x 13'9 (4.98m x 4.19m)

Hardwood double glazed window, central heating radiator, spotlights, eaves storage, hardwood flooring, door to the en suite.

### En Suite

6'11 x 5'5 (2.11m x 1.65m)

Central heating radiator, a three piece suite comprising of a

- Spacious Gardens With Private Woodlands And Two Garages
- Sought After Location
- EPC Rating C

low basin WC, electric feed shower enclosure, pedestal wash basin with traditional taps, tiled elevations, extractor fan, hardwood flooring.

### External

### Rear

Wrap around gardens with raised decking, stone chip and paving, mature shrubs, woodland leading down to a stream with access to two garages.

### Double Garage

19'5 x 17'2 (5.92m x 5.23m)

Power, lighting, hardwood door to the rear, up and over electric garage door.

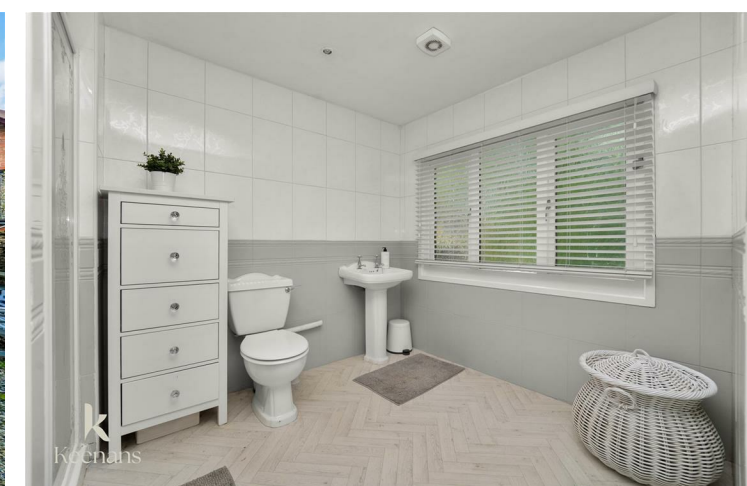
### Single Garage

18'5 x 11'7 (5.61m x 3.53m)

Power, lighting, electric up and over garage door.

### Front

Off road parking, laid to lawn garden with paving, mature shrubs and woodland areas and access to both garages.



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