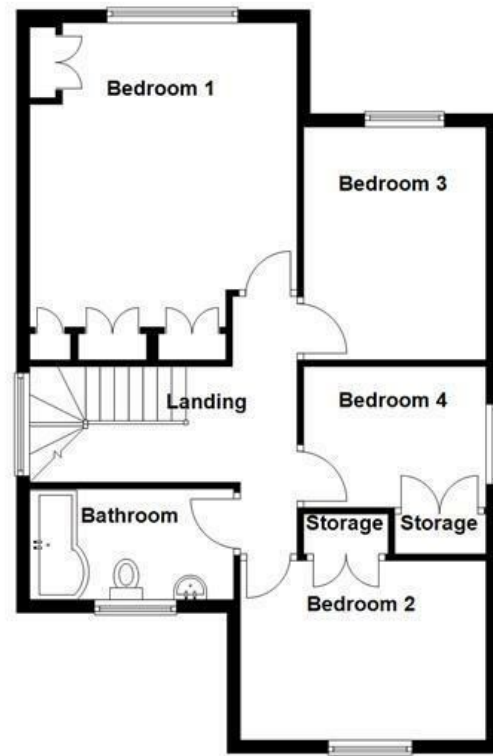


Ground Floor



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

### Offers Over £489,000

A DECEPTIVELY LARGE NEWLY RENOVATED DETACHED FAMILY HOME WITH EXTENSIVE GARDEN

Nestled in the charming village of Mellor Brook, within the highly sought-after Ribble Valley, this deceptively spacious detached family home offers an exceptional opportunity for discerning buyers. Close to well-regarded primary schools and convenient school-bus routes to Clitheroe, it's a property that can only be truly appreciated by viewing.

Spanning an impressive 1,850 sq ft, the home has been renovated to the highest standards and finished in calming, neutral tones throughout. Every detail has been considered: a new boiler and radiators, new internal doors, LED light fittings, new carpets and flooring, and new blinds, including remote-controlled blinds in the lounge. The property has also been fully insulated and rendered, ensuring year-round comfort and efficiency.

Inside, four generously sized bedrooms provide excellent family accommodation, complemented by a modern, high-quality fitted bathroom. Three inviting living areas offer flexibility for both relaxation and entertaining, while a dedicated office space provides the ideal environment for home working or study.

The standout double garage, complete with lifted ceilings, adds superb practicality, perfect for storage, hobbies, or future conversion potential.

# Bosburn Drive, Mellor Brook, BB2 7PA

Offers Over £489,000



- Located in the sought after Ribble Valley village of Mellor Brook
- Recently Renovated Including New Boiler and Radiators
- Off Road Parking For Four Cars
- EPC Rating C

- Deceptively spacious detached Home with NO CHAIN
- Integral Double Garage with Utility Area
- Freehold

- Four double bedrooms and Potential to Extend
- Secluded Rear Garden with Brook
- 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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