



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.

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



Wycollar Drive, Blackburn, BB2 7AG

Offers Over £650,000

AN EXQUISITE FOUR BEDROOM DETACHED PROPERTY

This exceptionally presented, immaculate four bedroom detached property is being proudly welcomed to the market in a highly desirable area of Blackburn on a sought after, enviable cul de sac. Flowing internally with character and charm and presented to the highest standard throughout with an abundance of spacious accommodation, a fantastic contemporary kitchen, two good size reception rooms, four bedrooms, three of which are substantial, a cloakroom, separate WC and two bathrooms. This lovely home has elegant decoration throughout, quality fixtures and fittings, vibrant, cultivated gardens, parking and two garages. Situated conveniently close to bus routes, highly regarded schools, local amenities and swift network links to Preston, Chorley and Darwen and easy connections to main motorways.

The property comprises briefly; entrance porch provides access through to a welcoming entrance hallway. The hallway guides you through to both spacious reception rooms, cloakroom, dining room and has a staircase to the first floor. The dining room opens to a modern kitchen that has access out to a rear porch and out to the rear garden. The cloakroom has a WC and door out to the rear. The first floor comprises of doors to four good size bedrooms, two with vanity sinks, a three piece family bathroom and stained glass door out to a fantastic balcony overlooking enviable panoramic views. The main bedroom benefits from an en-suite facility. Externally are cultivated gardens with laid to lawn, stone paved patio, planted bedding sections, mature trees and access to both garages and off road parking for multiple vehicles. To the front there is off road parking and additional laid to lawn gardens with mature trees and various plants, hedges and bushes.

For further information or to arrange a viewing please contact our Blackburn office at your earliest convenience

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Offers Over £650,000



- Outstanding Detached Family Home
- Elegantly Decorated Throughout With Viewing Essential
- En-Suite Facilities-Vanity Wash Basins In Two Bedrooms
- Council Tax Band G EPC Rating TBC Tenure Freehold

- Four Bedrooms, Three Substantial Size one Single
- Immaculately Presented In Its Entirety
- Breathtaking Gardens And Views Over The Countryside

- Spectacular Contemporary Kitchen
- Off Road Parking For Several Vehicles
- Surrounded By An Array Of Mature Trees

Ground Floor

Entrance

Wood frame door to the porch.

Hallway

16'7 x 9'5 (5.05m x 2.87m)

Coving to the ceiling, doors to reception room one and two, cloakroom, dining room and stairs to the first floor.

Reception Room One

17'6 x 16'7 (5.33m x 5.05m)

UPVC double glazed bay window, central heating radiator, two wood frame single glazed leaded window, two central heating radiators, picture rail, real living flame gas fire with marble hearth and surround and television point.

Reception Room Two

15'7 x 14' (4.75m x 4.27m)

UPVC double glazed bay window, central heating radiator, real living flame gas fire with slate surround and hearth and two feature wall lights.

Cloakroom

9'4 x 7'7 (2.84m x 2.31m)

Central heating radiator, Karndean flooring, understairs storage, door to the WC and UPVC double glazed door to the rear.

Kitchen

13'9 x 9'10 (4.19m x 3.00m)

UPVC double glazed window, central heating radiator, range of matt wall and base units, granite effect surfaces, composite sink, drainer and high spout mixer tap, integrated electric oven, Smeg pyrolytic combination oven, four ring induction hob and extractor hood, integrated Bosch fridge freezer and integrated dishwasher, washing machine, tumble dryer, spotlights, under unit lighting, Karndean flooring and door to the rear porch.

Rear Porch

10'5 x 3'9 (3.18m x 1.14m)

Two hard wood frame single glazed frosted windows, Potterton boiler, tiled flooring, composite double glazed Rock door to the rear.

First Floor

Landing

15'6 x 12'3 (4.72m x 3.73m)

Wool frame single glazed stained glass window, window, central heating radiator and door to the balcony, central heating radiator, integrated storage, loft access and doors to four bedrooms the bathroom and WC.

Bedroom One

20'8 x 13'11 (6.30m x 4.24m)

UPVC double glazed bay window, central heating radiator, UPVC double glazed window and door to the en-suite.

En-Suite

13'5 x 5' (4.09m x 1.52m)

Heated towel rail, three piece suite comprising of panel bath with jacuzzi jets and mixer tap, low basin WC, vanity top wash basin with mixer tap, extractor fan, full tiled elevations and tiled flooring.

Bedroom Two

15'6 x 13'10 (4.72m x 4.22m)

UPVC double glazed bay window, central heating radiator and vanity top wash basin with mixer tap.

Bedroom Three

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

UPVC double glazed window, central heating radiator and vanity top wash basin with traditional taps.

Bedroom Four

9'5 x 7'2 (2.87m x 2.18m)

UPVC double glazed window and central heating radiator.

Bathroom

7'8 x 6'8 (2.34m x 2.03m)

UPVC double glazed frosted window, chrome heated towel rail, three piece suite comprising of elevated wash basin and mixer tap, ceramic bath with mixer tap, direct feed shower enclosure, full tiled elevations and spotlights.

WC

6'3 x 2'11 (1.91m x 0.89m)

UPVC double glazed frosted window, dual flush WC, part tiled elevations and spotlights.

External

Front

Vibrant Laid to lawn garden, planted bedding, hedged

borders, mature trees and driveway with access to two garages and off road parking for multiple vehicles.

Rear

Enclosed, extensive beautifully cultivated for many years, laid to lawn garden, stone paved patio, mature bedding areas, mature fruit trees and breathtaking views out over the countryside.



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