



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	81
(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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## Allsprings Close, Blackburn, BB6 7SD

### Asking Price £525,000

AN EXQUISITE DETACHED FAMILY HOME

Nestled in the prestigious Allsprings Close, Little Grove is a remarkable detached family home that exudes elegance and comfort. This bespoke property, set within a private gated corner plot, boasts an impressive 2,300 square feet of living space, making it an ideal sanctuary for families seeking both luxury and practicality.

The residence features four spacious bedrooms, including a master suite complete with a dressing room, en suite bathroom, and a private balcony that overlooks the beautifully maintained gardens. The home offers three inviting reception rooms, including a sun room that provides a serene view of the outdoor space, perfect for relaxation or entertaining guests.

Little Grove is designed with family living in mind, featuring a utility room and a convenient downstairs WC. The property also benefits from ample parking, accommodating multiple vehicles, caravans, and motorhomes, ensuring that you and your guests can enjoy hassle-free access.

The gardens are a true highlight, showcasing a delightful mix of patios, lawns, and vibrant flower beds, all secured behind electronic gates for added peace of mind. This tranquil outdoor space is perfect for family gatherings or quiet evenings spent enjoying the natural beauty that surrounds you.

# Allsprings Close, Blackburn, BB6 7SD

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 4  2  3  C

- Outstanding Detached Property
- Abundance of Living Space
- Secure Off Road Parking
- EPC Rating C

- Three Generously Sized Bedrooms
- Bursting with Charm
- Tenure Freehold

- Two Bathrooms
- Immaculate Wraparound Gardens
- Council Tax Band G

## Ground Floor

### Entrance Hall

15'11 x 9'1 (4.85m x 2.77m )

Hardwood front door, central heating radiator, coving, two feature wall lights, dado rail, inset shelving, doors leading to living room, sitting room, washroom and kitchen/breakfast room.

### Sitting Room

10'4 x 10'3 (3.15m x 3.12m )

UPVC double glazed window, central heating radiator, coving, ceiling rose, gas fire with marble hearth and surround, two feature wall lights and television point.

### Washroom

10'3 x 5'5 (3.12m x 1.65m )

Hardwood double glazed frosted window, central heating radiator, coving, vanity top wash basin with mixer tap, fitted storage and door to WC.

### Kitchen/Breakfast Room

13'2 x 10'6 (4.01m x 3.20m )

Hardwood double glazed window, range of panelled wall and base units with granite effect work surfaces, plinth heater, tiled splashback, composite one and a half bowl sink and drainer with mixer tap, integrated double oven with four ring electric hob and extractor hood, integrated microwave, integrated dishwasher, integrated fridge and freezer, spotlights, tiled effect Karndean flooring and door to utility.

### Utility

10'2 x 7'10 (3.10m x 2.39m)

Hardwood double glazed window, central heating radiator, range of panelled base units with granite effect work surfaces, stainless steel sink and drainer with mixer tap, plumbing for washing machine, space for dryer, Worcester boiler, coving, tiled effect vinyl flooring and hardwood double glazed door to rear.

### Living Room

20'1 x 15'10 (6.12m x 4.83m)

Two UPVC double glazed windows, two central heating radiators, coving, ceiling rose, two feature wall lights, feature plaster bedding, open fireplace with marble hearth and surround, television point and double doors to lounge.

### Lounge

15'10 x 10'7 (4.83m x 3.23m )

Central heating radiator, coving, ceiling rose, open stone fireplace, television point, hardwood double glazed double doors to conservatory and door to kitchen.

## Conservatory

15'9 x 9'6 (4.80m x 2.90m )

UPVC double glazed windows, polycarbonate roof and UPVC double glazed French doors to rear.

## First Floor

### Landing

12'5 x 10'0 (3.78m x 3.05m)

Central heating radiator, coving, ceiling rose, feature plaster bedding, dado rail, doors leading to three bedrooms, bathroom and hardwood double glazed French doors to balcony.

### Bedroom One

19'11 x 15'6 (6.07m x 4.72m )

Hardwood double glazed window, UPVC double glazed window, central heating radiator, coving, ceiling rose, four feature wall lights, fitted dresser, doors to dressing room, en suite and hardwood double glazed door to balcony.

### Dressing Room

11'2 x 9'0 (3.40m x 2.74m)

UPVC double glazed window, central heating radiator, spotlights and fitted wardrobes.

### En Suite

11'2 x 10'9 (3.40m x 3.28m)

UPVC double glazed window, central heating radiator, inset bath with mixer tap, bidet, low basin WC, direct feed shower enclosed, tiled elevations, coving, spotlights and extractor fan.

### Bedroom Two

13'6 x 10'4 (4.11m x 3.15m )

UPVC double glazed window, central heating radiator and coving.

### Bedroom Three

13'2 x 10'4 (4.01m x 3.15m )

UPVC double glazed window, central heating radiator, coving and fitted wardrobes.

### Bathroom

9'4 x 8'10 (2.84m x 2.69m)

UPVC double glazed window, central heating radiator, low basin WC, bidet, cornel panel bath with mixer tap and rinse head, vanity top wash basin with mixer tap, tiled elevations, spotlights, extractor fan and integrated linen cupboard.

## External

Wraparound enclosed garden with laid to lawn, mature shrubbery, paving, stone chippings, bedding, timber shed and secure gated driveway.



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