



Redwood Drive, Rossendale, BB4 6DR

Offers Over £420,000

AN IMPRESSIVE DETACHED FAMILY HOME

Nestled on the sought-after Redwood Drive in Rawtenstall, this remarkable detached house presents an exceptional opportunity for families seeking a spacious and modern home. Boasting five well-appointed bedrooms, this property is designed to accommodate a growing family comfortably.

As you step inside, you are welcomed by two generous living areas, each featuring neutral decor that fosters a warm and inviting atmosphere. The heart of the home is undoubtedly the stylish kitchen, which offers a functional space perfect for family meals and entertaining guests. A separate utility area adds to the convenience of daily living, while the integral garage provides ample storage solutions.

The first floor is thoughtfully designed, showcasing five spacious bedrooms that offer an abundance of storage space. The contemporary bathroom is impressive, and the main bedroom benefits from its own en suite, ensuring privacy and comfort.

This property is more than just a house; it is a place where cherished memories can be created. With breath-taking countryside views and a prime location, it is an ideal choice for those looking to settle in the vibrant community of Rawtenstall. Do not miss the chance to make this stunning home your own; it truly is a must-see for discerning buyers.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	68	
(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.

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- Exceptional Detached Property
 - Contemporary Fitted Kitchen
 - Off Road Parking and Garage
 - EPC Rating D
- Five Bedrooms
 - Ample Living Space
 - Tenure Leasehold
- Two Bathrooms
 - Generous Sized Plot
 - Council Tax Band D

Ground Floor

Entrance Porch

7'11 x 3'2 (2.41m x 0.97m)

UPVC double glazed front door, UPVC double glazed window, tiled flooring and hardwood single glazed frosted door to hall.

Hall

15'7 x 7'11 (4.75m x 2.41m)

Central heating radiator, coving, smoke detector, storage cupboard, doors leading to WC, reception room, kitchen and stairs to first floor.

WC

7'3 x 2'9 (2.21m x 0.84m)

Hardwood single glazed frosted window, low basin WC, vanity top wash basin with traditional taps, coving and tiled flooring.

Reception Room

16'8 x 12'3 (5.08m x 3.73m)

Two UPVC double glazed windows, two central heating radiators, coving, television point and double doors to dining room.

Dining Room

12'2 x 10'7 (3.71m x 3.23m)

Central heating radiator, coving, ceiling rose, storage cupboard, door to kitchen and UPVC double glazed French doors to rear.

Kitchen

13'4 x 8'9 (4.06m x 2.67m)

UPVC double glazed window, central heating radiator, range of panelled wall and base units with solid wood work surfaces, tiled splashback, Belfast sink with mixer tap, space for fridge freezer, integrated double oven with four ring gas hob and extractor hood, wood effect laminate flooring and oak single glazed frosted door to utility.

Utility

8'9 x 8'4 (2.67m x 2.54m)

Range of wall units, plumbing for washing machine, plumbing for dishwasher, space for dryer, space for freezer, tiled effect lino flooring, door to garage and UPVC double glazed door to rear.

Garage

19'10 x 8'4 (6.05m x 2.54m)

Power, lighting and double garage doors.

First Floor

Landing

11'5 x 6'0 (3.48m x 1.83m)

Loft access, coving, two feature wall lights, over stairs storage, doors leading to four bedrooms and dressing room.

Bedroom One

14'5 x 9'1 (4.39m x 2.77m)

UPVC double glazed window, central heating radiator, coving, wood effect laminate flooring and door to en suite.

En Suite

9'1 x 2'6 (2.77m x 0.76m)

Dual flush WC, wall mounted wash basin with mixer tap, direct feed shower enclosed, tiled elevations, extractor fan and tiled effect lino flooring.

Bedroom Two

12'4 x 9'10 (3.76m x 3.00m)

UPVC double glazed window, central heating radiator, coving, fitted wardrobe and wood effect laminate flooring.

Bedroom Three

14'1 x 9'2 (4.29m x 2.79m)

UPVC double glazed window, central heating radiator, coving, fitted wardrobe and wood effect laminate flooring.

Bedroom Four

12'3 x 6'10 (3.73m x 2.08m)

UPVC double glazed window, central heating radiator, coving and wood effect laminate flooring.

Dressing Room

9'9 x 7'8 (2.97m x 2.34m)

Fitted wardrobes, inset shelving, spotlights, doors to bedroom five and bathroom.

Bedroom Five

11'7 x 8'8 (3.53m x 2.64m)

UPVC double glazed window, central heating radiator and door to stairs to loft store.

Bathroom

11'7 x 8'7 (3.53m x 2.62m)

UPVC double glazed frosted window, Velux window, central heating radiator, dual flush WC, walk-in direct feel rainfall shower with rinse head, rolltop freestanding ball and

clawfoot bath with mixer tap and rinse head, pedestal wash basin with mixer tap, tiled elevations, spotlights and tiled flooring.

Second Floor

Loft Store

9'8 x 8'11 (2.95m x 2.72m)

External

Rear

Enclosed garden with laid to lawn, paving, bedding, mature shrubbery, decking and timber storage shed.

Front

Laid to lawn garden, bedding, paving, mature shrubbery, tarmac driveway and access to garage.



Tel: 01706215618

www.keenans-estateagents.co.uk