



**Ian Anthony**  
The Estate Agents

# Brick Kiln Lane, Rufford L40 1SY

Offers Over £500,000

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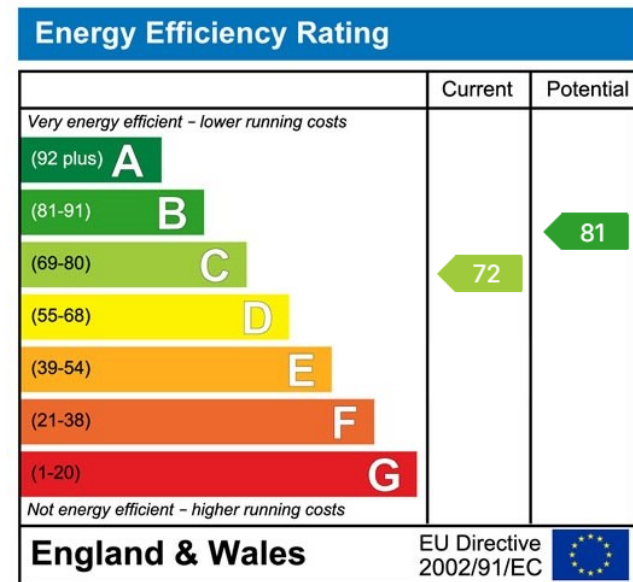


- Spacious and elegant living
- Versatile reception rooms
- Modern kitchen with dining
- Utility room and storage
- Four bright comfortable bedrooms
- Two well-appointed family bathrooms
- Private garden with patio
- Detached garden bar entertaining





This beautifully presented 4-bedroom family home blends traditional charm with modern elegance across approximately 1,818 sq ft. Featuring a welcoming central hallway, lounge, separate sitting room, and spacious living room, it offers versatile living for family life and entertaining. The stylish kitchen connects seamlessly to the dining areas, complemented by a utility room, ground floor WC, and storage. Upstairs, four well-proportioned bedrooms, including a principal retreat, share two bathrooms. Outside, a large private garden with patio and detached garden bar provides the perfect space for relaxation and socializing. A harmonious mix of classic character and contemporary comfort.



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