



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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## Wolfenden Green, Rossendale, BB4 9DA

### £495,000

#### AN IDYLIC DETACHED FAMILY HOME

Nestled in the highly sought-after cul de sac of Wolfenden Green, Rossendale, this exquisite detached family home offers a harmonious blend of style, space, and comfort. With its charming character and modern finishes, this property is truly a gem in the picturesque location of Waterfoot.

Upon entering, you are welcomed by a bright and inviting hallway that sets the tone for the rest of the home. The ground floor boasts two generous reception rooms, providing ample space for both relaxation and entertaining. The contemporary fitted kitchen is a chef's delight, seamlessly flowing into the spacious lounge and dining room, perfect for family gatherings. Additionally, a utility room and a convenient downstairs WC enhance the practicality of this delightful home.

As you ascend to the first floor, you will find four well-proportioned bedrooms, each designed with comfort in mind. The main bedroom features an en suite shower room, offering a private retreat for the homeowners. A modern family bathroom serves the remaining bedrooms, ensuring that everyone has their own space.

The property is further complemented by a double garage and a double driveway, providing ample parking for family and guests. The enviable wrap-around gardens offer a wonderful outdoor space for children to play and for adults to unwind, making it an ideal setting for family life.



# Wolfenden Green, Rossendale, BB4 9DA

## £495,000



- Impressive Detached Property
  - Modern Fitted Kitchen
  - Ample Off Road Parking and Double Garage
  - EPC Rating TBC
- Four Bedrooms
  - Ample Living Space
  - Tenure Leasehold
- Two Bathrooms
  - Stunning Wraparound Gardens
  - Council Tax Band F

### Ground Floor

#### Entrance Hall

14'9 x 14'8 (4.50m x 4.47m)  
Composite double glazed frosted front door, UPVC double glazed window, two central heating radiators, coving, spotlights, under stairs storage, solid wood flooring, oak doors leading to WC, utility, kitchen, dining room and oak staircase to first floor.

#### WC

5'10 x 4'8 (1.78m x 1.42m)  
UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, wood panelled elevation, extractor fan, storage hatch and solid wood flooring.

#### Utility

8'2 x 4'8 (2.49m x 1.42m)  
UPVC double glazed frosted window, range of mixed high gloss wall and base units with granite effect work surfaces, plumbing for washing machine, smoke detector, solid wood flooring and UPVC double glazed frosted door to rear.

#### Reception Room

21'0 x 12'11 (6.40m x 3.94m)  
UPVC double glazed window, central heating radiator, coving, living flame gas fire, television point and aluminium double glazed sliding doors to rear.

#### Dining Room

16'2 x 10'7 (4.93m x 3.23m)  
UPVC double glazed box window, central heating radiator, coving, two feature wall lights and television point.

#### Kitchen

21'0 x 9'8 (6.40m x 2.95m)  
Two UPVC double glazed windows, central heating radiator, range of mixed high gloss wall and base units with granite effect work surfaces and splashback, composite one and a half bowl sink and drainer with mixer tap, integrated high rise Neff oven and combi microwave, four ring induction hob and extractor hood, integrated fridge freezer, integrated wine cooler, integrated dishwasher, spotlights and tiled flooring.

### First Floor

#### Landing

11'10 x 10'8 (3.61m x 3.25m)  
UPVC double glazed window, central heating radiator, smoke detector, loft access, double storage cupboard and oak doors leading to four bedrooms and family bathroom.

#### Bedroom One

15'0 x 14'4 (4.57m x 4.37m )  
Two UPVC double glazed windows, central heating radiator, coving, fitted wardrobe and oak door to en suite.

#### En Suite

9'1 x 5'0 (2.77m x 1.52m)  
UPVC double glazed frosted window, central heated towel rail, dual

flush WC, vanity top wash basin with mixer tap, double direct feed rainfall shower enclosed with rinse head, tiled elevations, spotlights, extractor fan and tiled flooring.

#### Bedroom Two

13'3 x 9'9 (4.04m x 2.97m)  
UPVC double glazed window, central heating radiator, coving and fitted wardrobe.

#### Bedroom Three

12'0 x 8'10 (3.66m x 2.69m)  
UPVC double glazed window, central heating radiator and coving.

#### Bedroom Four

9'9 x 7'4 (2.97m x 2.24m )  
UPVC double glazed window, central heating radiator and coving.

#### Bathroom

9'1 x 6'7 (2.77m x 2.01m )  
UPVC double glazed frosted window, central heated towel rail, L-shaped panel bath with mixer tap, direct feed rainfall shower overhead and rinse head, dual flush WC, vanity top wash basin with mixer tap, tiled elevations, spotlights, extractor fan and tiled flooring.

#### External

#### Rear

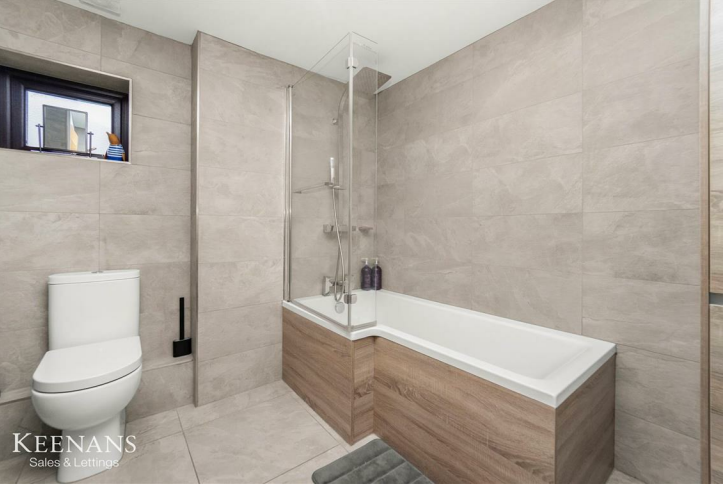
Wraparound garden with Indian stone patio, raised bedding, laid to lawn, mature shrubbery and access to double garage.

#### Front

Tarmac driveway and access to double garage.

#### Double Garage

17'1 x 16'7 (5.21m x 5.05m )  
UPVC double glazed frosted window, power, lighting, Vaillant boiler and electric double up and over garage doors.



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