Eskdale Close, Reedley, BB10 2SH



Occupying a secluded cul-de-sac position within the exclusive Grange development in Higher Reedley, this impressive five-bedroom detached residence was originally Bellway Homes' showhome, built to their desirable 'The Mere' design circa 2000. Enjoying an attractive open outlook towards Belvedere Rugby Club, the property offers substantial family accommodation with excellent potential for cosmetic modernisation. A double-width driveway, integral garage and level gardens further enhance the appeal of this executive home, ideally placed for local amenities, schools and excellent motorway connections.

CLIFFORD SMITH SUTCLIFFE
ALL UNDER ONE ROOF

36 Manchester Road, BURNLEY, BB11 1HJ. Also in Padiham. 01282 415057 Email: EstateAgents@cliffordsmithsutcliffe.net

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The principal office is at 50 Manchester Road, Burnley, BB11 1HJ. A list of the names of the Partners is available from that office upon request.

Occupying a secluded cul-de-sac position within The Grange, an exclusive development built circa 2000 by Bellway Homes, this impressive five-bedroom detached residence enjoys an attractive open outlook towards Belvedere Rugby Club. Situated just off Borrowdale Drive in the highly regarded Higher Reedley area, the property is ideally placed for local amenities, reputable schools and excellent motorway connections via the nearby M65.

Originally the development's showhome, this substantial executive residence was constructed to Bellway's desirable 'The Mere' design and offers generous, thoughtfully arranged accommodation perfectly suited to modern family living. Well maintained throughout, the property presents an exciting opportunity for purchasers to introduce their own contemporary finishes and create a truly exceptional family home.

Externally, a double-width driveway, integral garage and level gardens to both the front and rear further enhance the appeal of this distinguished property. A rare opportunity to acquire a former showhome in a peaceful and established residential setting, combining generous proportions, an enviable position and outstanding potential.

BRIEFLY COMPRISING:- ENTRANCE PORCH, RECEPTION HALLWAY, TWO RECEPTION ROOMS, GENEROUS DINING KITCHEN, SEPARATE UTILITY ROOM, TWO PIECE CLOAKROOM, FIVE BEDROOMS, TWO WITH ENSUITE SHOWER ROOMS, HOUSE BATHROOM, DOUBLE WIDTH TARMACADAM DRIVEWAY TO INTEGRAL GARAGE, NEAT LEVEL LAWNED GARDENS BOTH FRONT AND REAR.

The Accommodation Afforded is as follows:-

Entrance Porch

3'11" x 5'09" Modern composite entrance door having twin frosted double glazed centre panels and double glazed panels to side, wall light point. Modern composite door with frosted glazed centre panel and matching glazed side panel, opening into:-

Reception Hallway

11'07" x 5'10" Polished wood spindle balustrade ascending to the first floor level, coved ceiling, radiator. Gloss-panelled doors leading from hallway and opening into:-





Reception Room One

14'06" x 11'06" Feature fireplace with marble inlay / hearth and inset coal-effect living flame gas fire, coved ceiling, two radiators. UPVC framed double glazed bay-window to the front elevation. Double opening gloss-panelled doors opening into:-



Reception Room Two

9'11" x 11'08" Coved ceiling, radiator. UPVC framed double glazed window overlooking the private rear garden. Gloss-panelled door to:-









Dining Kitchen

11'07" x 17'11" Stainless steel sink unit and drainer with cupboards under, comprehensive range of wall, base, tall and glazed peninsular units incorporating double oven / grill and four ring gas hob with extractor canopy over, co-ordinating worktops and part-tiled walls, integrated dishwasher, understairs storage cupboard, radiator, Karndean-style floor area. UPVC framed double glazed French-style doors opening into the rear garde, UPVC framed double glazed window, gloss-panelled door returning to reception hallway. Access to:-



Separate Utility

8'06" x 4'11" Stainless steel sink unit and drainer with cupboards under, co-ordinating worktop and part-tiled walls, plumbing for washing machine and space for dryer, concealed gas central heating boiler, Karndean-style floor area, radiator. UPVC framed double glazed window and modern composite rear entrance door with frosted double glazed centre panel. Gloss panelled door to:-

Cloakroom

2'09" x 5'05" Two piece white suite incorporating pedestal wash basin with tiled splashback and WC, Karndean-style floor, extractor, radiator.

First Floor Landing

14'5" x 10'11" Return polished wood balustrade, radiator, loft access point, inbuilt airing cupboard. Gloss-panelled doors from landing and opening into:-









Master Bedroom

13'02" x 11'09" plus door recess. Comprehensive range of fitted wardrobes with mirror fronted doors to centre, matching bedside cabinets, radiator. Feature UPVC framed double glazed arched-window to the front elevation. Gloss-panelled door to:-



Ensuite Shower Room

6'04" x 6'01" Three piece white suite incorporating WC, step in shower with chrome mixer shower fitting, tiled area and folding glazed screen over, wash basin set into vanity style unit, part-tiled walls, radiator, extractor. UPVC framed frosted double glazed window.

Bedroom Two

12'08" x 13'10" Range of fitted wardrobes and cupboards, radiator. UPVC framed double glazed square-bay window to the front elevation. Gloss-panelled door to:-



Ensuite Shower Room

7'10" x 3'0" Three piece white suite incorporating shower tray with chrome mixer shower fittings, tiled area and folding glazed screen over, pedestal wash basin and WC, part tiled walls, radiator, Karndean-style floor. UPVC framed frosted double glazed window to the front.



Bedroom Three

12'09" x 8'04" plus door recess. UPVC framed double glazed window overlooking the rear garden, radiator.



Bedroom Four

11'10" x 8'10" UPVC framed double glazed window overlooking the rear garden, radiator.



Bedroom Five

7'08" x 8'09" UPVC framed double glazed window overlooking the rear garden, radiator.



House Bathroom

5'07" x 8'11" Three piece white suite incorporating panelled bath, wash basin set into vanity-style unit and WC, Karndean-style floor area, radiator, extractor, part-tiled walls. UPVC framed frosted double glazed window.



Outside

Neat Lawned garden to the front with a mature planted shrub and tree border, Paved walkways, gated to the side and double-width tarmacadam driveway providing off-road parking for several vehicles and leading to an integral double-sized garage **[15'07" x 15'07"]** with up-and-over door, power and lighting installed. Square enclosed private rear garden with level lawn, extensive paved patio area and well-stocked raised borders with an abundance of shrubs and bushes, screened for privacy by timber fencing to the perimeter.









Tenure : Freehold

Energy Performance Certificate Rating : TBC

Council Tax Band : F

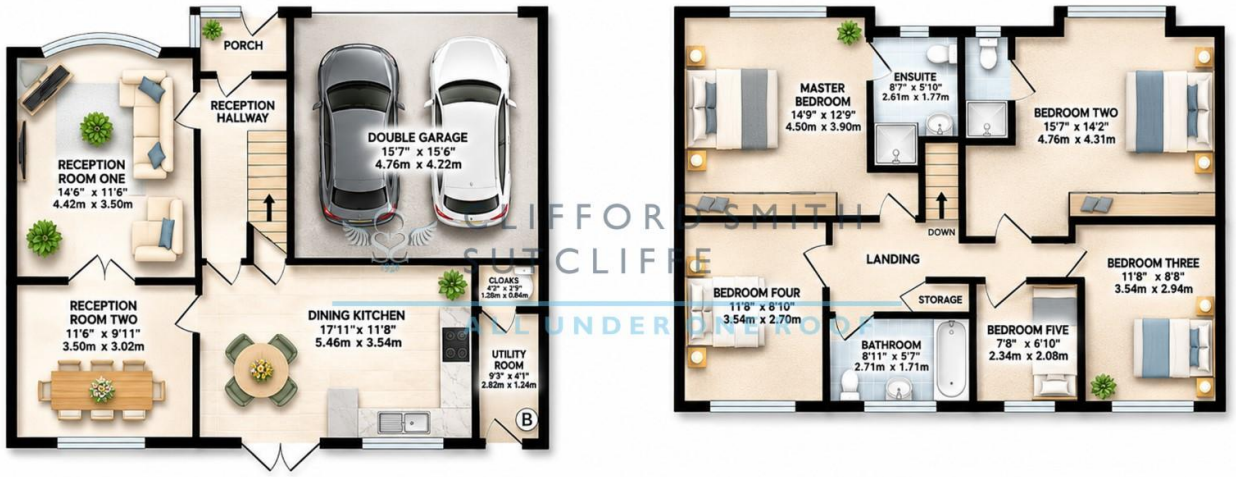
Approximate Square Footage : 1,649 SqFt / 153 SqM

Services :
Mains supplies of gas, water and electricity.

Viewing :
By appointment with our Burnley office.

GROUND FLOOR
864 sq.ft. (80.3 sq.m.) approx.

FIRST FLOOR
785 sq.ft. (72.9 sq.m.) approx.



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FIVE-BEDROOM DETACHED HOUSE

TOTAL FLOOR AREA: 1649 sq.ft. (153.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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