



## Hillside, Loveclough, BB4 8QZ

### £499,000

A SPACIOUS FOUR BEDROOM DETACHED NEW BUILD FAMILY HOME

Nestled in the picturesque area of Hillside, Loveclough, Rossendale, this splendid four-bedroom detached family home offers a perfect blend of comfort and modern living. With its spacious layout, this property is an ideal choice for a growing family seeking ample living accommodation.

As you enter, you are greeted by three inviting reception rooms that provide versatile spaces for relaxation and entertainment. The heart of the home is undoubtedly the contemporary open-plan kitchen and family room, designed to foster togetherness while enjoying the stunning countryside views that surround the property.

The four well-proportioned bedrooms offer plenty of space for family members or guests, while the two bathrooms ensure convenience for all. This home presents a blank canvas, allowing you to personalise the interiors to reflect your unique style and preferences.

Outside, the property boasts a driveway and a garage, providing ample parking and storage solutions. The enclosed lawned garden is perfect for children to play safely or for hosting summer gatherings with friends and family.

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		

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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- Exquisite New Build Property
- Extensive Dining Kitchen
- Off Road Parking
- EPC Rating B
- Four Bedrooms
- Stamp Duty, Flooring, Curtains and Furniture Included
- Tenure Freehold
- Three Bathrooms
- Immaculate Rear Garden
- Council Tax Band TBC

### Ground Floor

#### Entrance Hall

13'7 x 5'10 (4.14m x 1.78m)

Composite double glazed frosted front door, central heating radiator, smoke detector, doors leading to study, reception room, WC, kitchen/dining area and stairs to first floor.

#### Study

9'6 x 8'10 (2.90m x 2.69m)

UPVC double glazed window and central heating radiator.

#### Reception Room

16'0 x 10'5 (4.88m x 3.18m)

UPVC double glazed window, central heating radiator, spotlights and television point.

#### WC

6'0 x 2'11 (1.83m x 0.89m)

UPVC double glazed frosted window, central heating radiator, dual flush WC and wall mounted wash basin with mixer tap.

#### Kitchen/Dining Area

26'8 x 13'0 (8.13m x 3.96m)

Two UPVC double glazed windows, two central heating radiators, range of panelled wall and base units with laminate work surfaces and breakfast bar, integrated oven with four ring gas hob and extractor hood, stainless steel splashback, stainless steel one and a half bowl sink and drainer with mixer tap, integrated dishwasher, integrated fridge freezer, spotlights, door to utility and bi-folding door to rear.

#### Utility

8'10 x 5'1 (2.69m x 1.55m)

Central heating radiator, base units with laminate work surfaces, stainless steel sink and drainer with mixer tap, enclosed boiler, plumbing for washing machine, space for dryer, extractor fan and composite double glazed frosted door to side elevation.

### First Floor

#### Landing

Central heating radiator, smoke detector, doors leading to four bedrooms, bathroom and airing cupboard.

#### Bedroom One

15'11 x 12'2 (4.85m x 3.71m )

UPVC double glazed window, central heating radiator and door to en suite.

#### En Suite

7'4 x 6'7 (2.24m x 2.01m )

UPVC double glazed frosted window, central heated towel rail, dual flush WC, wall mounted wash basin with mixer tap, direct feed shower enclosed with rinse head, spotlights, extractor fan and partially tiled elevations.

#### Bedroom Two

13'0 x 10'7 (3.96m x 3.23m)

UPVC double glazed window, central heating radiator, loft access and door to en suite.

### En Suite

6'10 x 4'4 (2.08m x 1.32m )

Central heated towel rail, dual flush WC, wall mounted wash basin with mixer tap, direct feed rainfall shower enclosed with rinse head, extractor fan, spotlights and partially tiled elevations.

### Bedroom Three

11'7 x 10'4 (3.53m x 3.15m )

UPVC double glazed window and central heating radiator.

### Bedroom Four

13'4 x 8'5 (4.06m x 2.57m )

UPVC double glazed window and central heating radiator.

### Bathroom

9'6 x 7'2 (2.90m x 2.18m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, wall mounted wash basin with mixer tap, panel bath with mixer tap, direct feed rainfall shower enclosed with rinse head, partially tiled elevations, spotlights and extractor fan.

### External

#### Rear

Enclosed garden with laid to lawn and paving.

#### Front

Block paved driveway.



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