



Buckthorn Lane, Blackburn

**** BEAUTIFUL FOUR BED DETACHED PROPERTY ON ENVIABLE PLOT ****

Sit on a generous, commanding and enviable corner plot with stunning panoramic views over Billinge Woods sits this beautifully presented and utterly gorgeous detached residence! The property, which is perfectly suited to modern family living and boasts a stunning kitchen/dining area, an en-suite, four bedrooms, a ground floor WC and two garages.

In true show home standard throughout, the property flows with neutral and sophisticated tones and will feel like home the moment you arrive!

- New Build Detached Property
- Two Spacious Reception Rooms
- Double Garage
- Freehold
- Four Good Sized Bedrooms
- Open Plan Kitchen/ Dining Area
- High Quality Fixtures and Fittings
- En-Suite to Master
- Extensive Front and Rear Gardens
- Show Home Standard Throughout

Offers over £375,000

Buckthorn Lane, Blackburn

Ground Floor

Hallway

15'6" x 8'0" (4.73 x 2.44)

A spacious, welcoming hallway leading to the office, downstairs WC, reception room and open plan kitchen/ dining area/ reception room. Storage under stairs.

Reception Room One

20'0" x 10'11" (6.11 x 3.35)

Two UPVC double glazed windows, central heating radiator, gas feature fireplace with stone hearth and surround, coving to ceiling, two ceiling light fitting, carpet flooring.

Reception Room Two

14'1" x 8'1" (4.30 x 2.48)

Four UPVC double glazed windows, UPVC double glazed patio door, ceiling spotlights, wood flooring.

Office

9'8" x 6'2" (2.97 x 1.88)

UPVC double glazed window, central heating radiator, coving to ceiling, wood flooring.

Kitchen/ Dining Area

20'9" x 13'5" (6.33 x 4.10)

UPVC double glazed window, range of grey gloss wall and base units with granite effect surfaces, inset stainless steel sink and drainer with mixer tap, integrated electric oven, inset four ring gas hob with extractor hood, ceiling spotlights, central heating radiator, wood flooring, door leading to utility room.

Utility Room

6'9" x 5'2" (2.07 x 1.58)

Ceiling light fitting, granite effect worktop, plumbing for washing machine/dishwasher, space for dryer, wood flooring, door leading to double garage.

Downstairs WC

5'2" x 3'6" (1.59 x 1.07)

Two piece bathroom comprising; close couple dual flush WC, pedestal wash basin with mixer tap, ceiling light, central heating radiator, wood flooring.

First Floor

Landing

13'3" x 6'6" (4.06 x 2.00)

Leads to four bedrooms and bathroom.



Bedroom One

13'9" x 10'11" (4.21 x 3.35)

UPVC double glazed window, central heating radiator, ceiling light fitting, door leading to storage, carpet flooring.

Alcove

4'5" x 2'9" (1.36 x 0.84)

Leads from bedroom one to en-suite. Fitted wardrobes.

En-suite

6'6" x 6'2" (2.00 x 1.90)

UPVC double glazed window, four piece bathroom suite comprising; close couple dual flush WC, full pedestal wash basin with mixer tap, bath with mixer tap, enclosed shower cubicle with mains feed overhead shower, part tiled elevations, ceiling spotlights, central heating radiator, tile effect flooring.

Bedroom Two

11'1" x 9'10" (3.40 x 3.00)

UPVC double glazed window, central heating radiator, ceiling light fitting, wood effect flooring.

Bedroom Three

11'1" x 9'10" (3.39 x 3.00)

UPVC double glazed window, central heating radiator, ceiling light fitting, carpet flooring.

Bedroom Four

9'8" x 6'5" (2.97 x 1.96)

UPVC double glazed window, central heating radiator, ceiling light fitting, wood effect flooring.

Bathroom

9'9" x 5'7" (2.98 x 1.71)

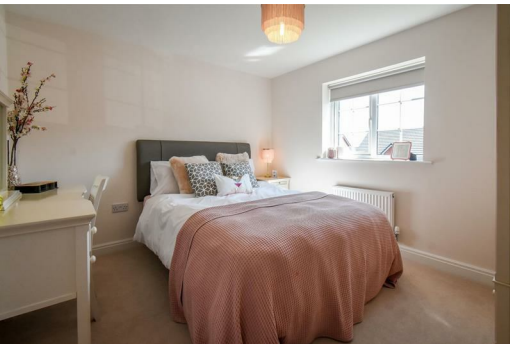
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Front

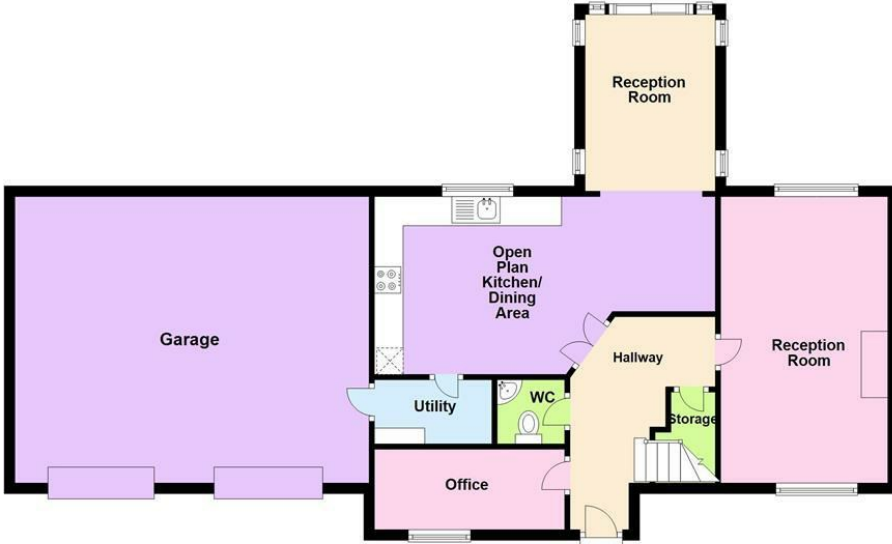
Extensive laid to lawn front garden with paved driveway. Two door garage attached to the side.

Rear

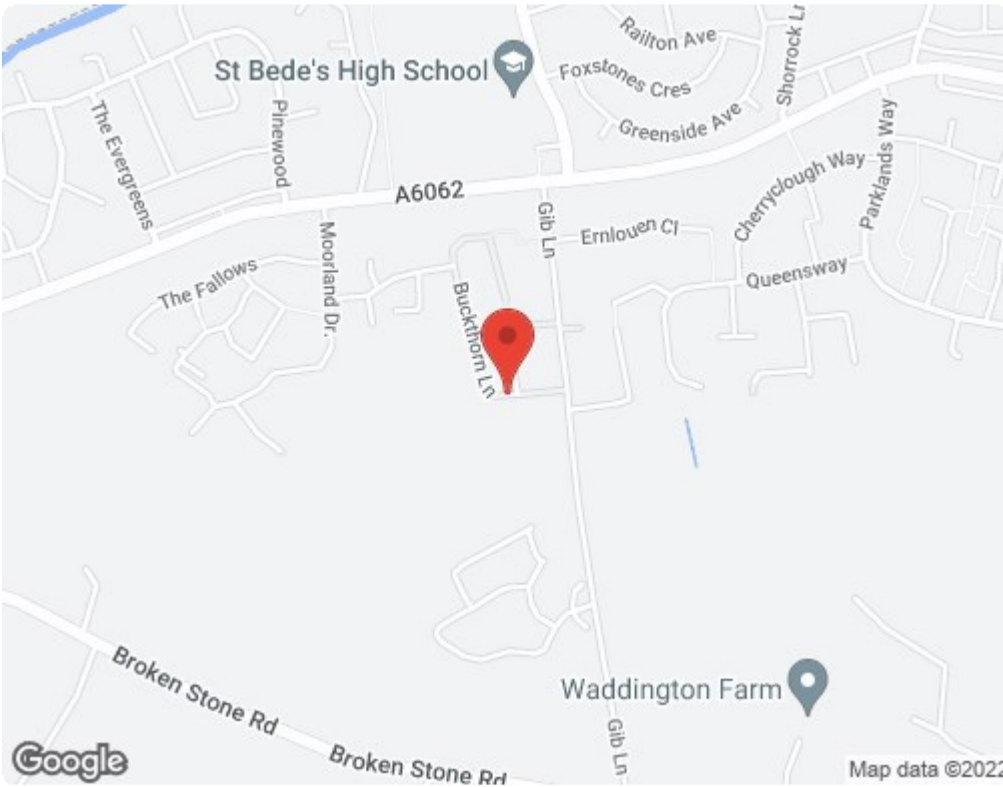
Extensive garden. Part laid to lawn, part patio.



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		