

# curtis law

## ESTATE AGENTS



### Heron Close, Blackburn

\*\*\* BREATHTAKING FOUR BEDROOM DETACHED HOME SITUATED IN PLECKGATE \*\*\* STRICTLY VIA APPOINTMENT ONLY \*\*\*

Sat on an envious plot within one of Blackburn's most sought after areas, Curtis Law Estate Agents are thrilled to introduce this striking and well positioned detached residence to the open market! Flowing tastefully with neutral decor, this property boasts an abundance of space with an open plan kitchen and diner, en-suite to the master, large conservatory, downstairs WC, utility and an extensive drive. With the potential for extending, this property is well suited to the modern family looking for a home to make their own.

Being situated in a private cul-de-sac and just off Lammack Road, this property benefits from being close to a range of local amenities including shops, supermarkets, places to eat, salons and pharmacies. For commuters, there are excellent network links providing easy access to Blackburn Town Centre, Great Harwood, Samlesbury, the Ribble Valley and beyond!

This property is a must view so get in contact to arrange a viewing with our sales team!

- Executive Detached Family Home
- Open Plan Kitchen and Diner
- Extensive Driveway
- Freehold
- Four Bedrooms
- En-Suite To Master
- Double Garage Converted Into Rooms
- Enviaible Plot
- Large Conservatory
- Council Tax Band E

**Offers in excess of £375,000**

# Heron Close, Blackburn

## Ground Floor

### Entrance Hall

18'6" x 6'2" (5.66m x 1.88m)

Composite entrance door, two ceiling light fittings, central heating radiator, coving to ceiling, smoke alarm, oak doors to living room, kitchen, garage, WC and under stair storage, feature staircase leading to first floor, tiled flooring.

### Living Room

15'3" x 13'2" (4.66m x 4.03m)

UPVC double glazed Patio doors and panels to conservatory, ceiling light fitting, two wall light fittings, central heating radiator, coving to ceiling, feature fireplace with wood burner, inset television point, door to office, carpeted flooring.

### Kitchen

19'8" x 14'2" (6.01m x 4.33m)

Two UPVC double glazed windows, uPVC partially double glazed frosted door to side of property, a range of white high gloss wall and base units with quartz worktops, grey gloss island with granite worktops and integrated hob with ceiling extractor hood, composite sink and drainer, integrated 'NEFF' double oven and microwave in high rise unit, integrated fridge and freezer, integrated 'NEFF' coffee machine, integrated 'Siemens' dishwasher, fully fitted wine cooler, underfloor heating, ceiling spotlights, three feature ceiling light fittings, vertical grey central heating radiator, open access to conservatory, tiled flooring.

### Office

8'11" x 6'9" (2.74m x 2.08m)

Ceiling light fitting, central heating radiator, door to office, carpeted flooring.

### WC

5'7" x 3'2" (1.72m x 0.99m)

UPVC double glazed frosted window, a low level dual flush WC, wall mounted vanity with feature stone wash basin, full tiled elevations, ceiling light fitting, central heating radiator, tiled flooring.

### Conservatory

23'3" x 11'6" (7.10m x 3.52m)

UPVC double glazed window surrounds, uPVC double glazed Patio doors to rear garden, ceiling light fitting, central heating radiator, television point, tiled flooring.

## First Floor

### Landing

12'4" x 6'1" (3.76m x 1.86m)





### Master Bedroom

13'0" x 9'7" (3.97m x 2.93m)

UPVC double glazed bay window, ceiling light fitting, central heating radiator, coving to ceiling, fully fitted wardrobes, carpeted flooring.

### En-Suite

5'2" x 4'1" (1.59m x 1.27m)

A three piece bathroom suite comprising of; a dual flush WC, wall mounted wash basin, shower cubicle, full tiled elevations, ceiling light fitting and tiled flooring.

### Bedroom Two

11'6" x 10'3" (3.51m x 3.13m)

UPVC double glazed bay window, ceiling light fitting, central heating radiator, coving to ceiling, carpeted flooring.

### Bedroom Three- kids

12'2" x 6'11" (3.72m x 2.13m)

UPVC double glazed bay window, ceiling light fitting, central heating radiator, coving to ceiling, carpeted flooring.

### Bedroom Four- dressing

11'8" x 7'5" (3.58m x 2.27m)

UPVC double glazed bay window, ceiling light fitting, central heating radiator, coving to ceiling, carpeted flooring.

### Bathroom

8'0" x 7'3" (2.46m x 2.23m)

UPVC double glazed frosted window, a four piece bathroom suite comprising of: a dual flush WC, Bidet, wall mounted wash basin, paneled bath with shower and glass shower screen, full tiled elevations, extractor fan, ceiling light fitting, central heating radiator, tiled flooring.

### External

#### Front

Large private block paved drive, mature shrubbery.

#### Rear

#### Room One

17'8" x 7'6" (5.39m x 2.29m)

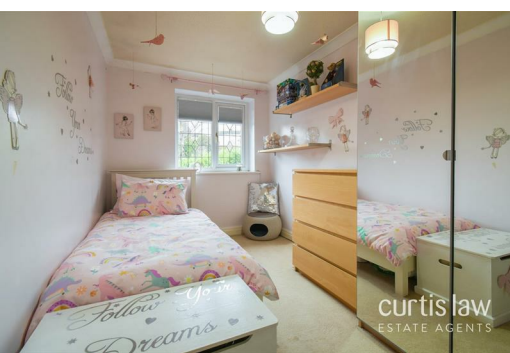
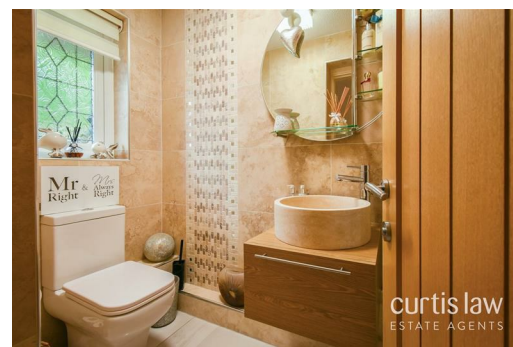
#### Room Two

12'4" x 8'7" (3.76m x 2.64m)

#### Utility Room

8'6" x 4'5" (2.60m x 1.37m)

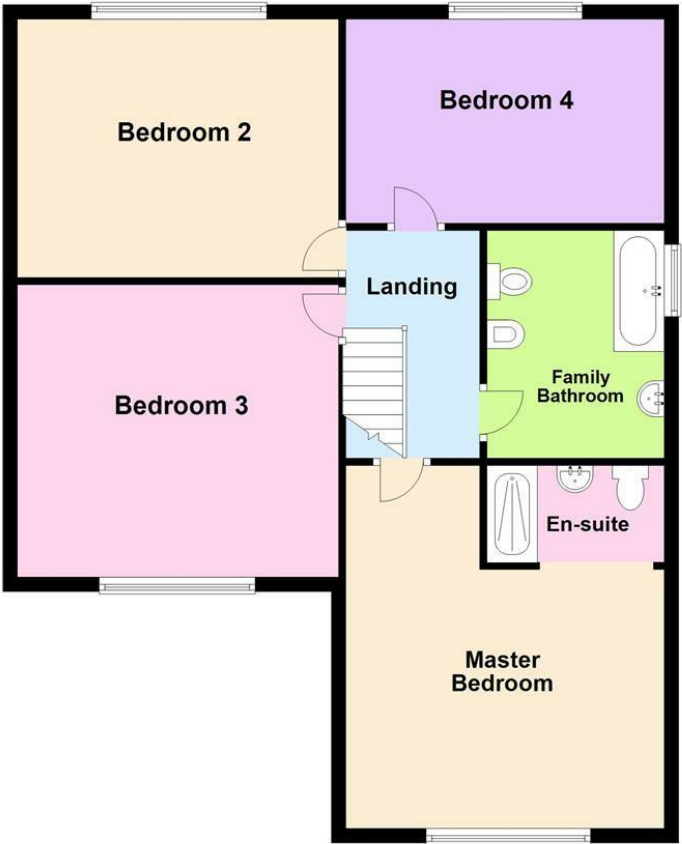
A range of white high gloss wall and base units with quartz worktops and splash backs, composite one and a half sink and drainer, plumbing for washing machine and dryer, ceiling spotlights, door to room two, wood effect flooring.



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		