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## 23 GLENEAGLES DRIVE BROCKHALL VILLAGE

### Offers over £350,000

- \* Modern detached house
- \* 4 double bedrooms, en-suite
- \* Fitted dining kitchen with appliances
- \* Double garage, attractive gardens
- \* Stunning views to the rear
- \* Lounge and large family room
- \* Spacious 4-piece bathroom
- \* 158 m<sup>2</sup> (1,702 sq ft) approx.



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An excellent detached family house situated on the very edge of Brockhall village with stunning views across open countryside towards Whalley Nab and Pendle Hill. This desirable house offers four good-sized bedrooms with 4-piece ensuite to master bedroom and house bathroom. The ground floor has a spacious lounge with feature fireplace and a large family room to the rear with 2 sets of patio doors overlooking the garden and the view.

Brockhall Village is a popular modern development within the Ribble Valley, the entrance to the village benefits manned security gates, a restaurant and hotel. There is also a bus service to Whalley and Blackburn.

**LOCATION:** From our Whalley office travel to the centre of the village and proceed straight over the roundabout. Follow the road into Billington and at the next mini roundabout turn right. Follow this road down for some time and after approx two miles Brockhall Village is off to the right hand side. Proceed through the gates and carry straight on at the roundabout for approximately 300 yards, the road then continues into Gleneagles Drive and the house can be found on the right hand side.

**ACCOMMODATION:** (Imperial dimensions in brackets: all sizes approximate):-

**ENTRANCE HALLWAY:** With coved cornicing, alarm control panel, BT telephone point, laminate flooring, spindle staircase off to first floor with understairs storage cupboard.

**CLOAKROOM:** With 2-piece suite comprising low suite w.c. with push button flush and pedestal wash hand basin with chrome taps, partly tiled walls, laminate flooring, extractor fan.

**LOUNGE:** 5.1m x 3.4m (16'10" x 11'2"); with coved cornicing, television point, feature fireplace housing 'Living Flame' gas fire with attractive stone surround and hearth, double doors to family room.

**FAMILY ROOM:** 5.0m x 4.2m narrowing to 3.0m (16'4" x 13'10" narrowing to 9'11"); large multi-purpose room currently used for living and dining area with 2 PVC patio doors leading to the rear garden, coved cornicing, television point, open views of the garden and beyond.

**DINING KITCHEN:** 5.8m x 3.0m narrowing to 2.3m (19'2" x 9'10" narrowing to 7'7"); with attractive range of light wood effect wall and base units with complementary laminate work surface and tiled splash-back with under unit lighting, 1½ bowl single drainer sink unit with mixer tap, integrated Zanussi stainless steel double oven, stainless steel 4-ring gas hob, stainless steel extractor canopy over, integrated fridge freezer, dishwasher, tiled floor, recessed spotlighting, coved cornicing, dining area with patio doors leading to the rear garden and open views.







UTILITY ROOM: 2.6m x 1.8m (8'8" x 5'11"); with fitted base cupboards, laminate work surface and tiled splash-back, single drainer sink unit, plumbing for an automatic washing machine, space for tumble dryer, tiled floor, door leading to side access.

## FIRST FLOOR:

LANDING: Spacious landing with coved cornicing, window to front elevation, spindles and balustrade, cupboard housing hot water cylinder.

BEDROOM ONE (front): 3.7m x 3.1m (14'4" x 11'2"); with coved cornicing, television point.

EN-SUITE BATHROOM: With 4-piece white suite comprising low suite w.c., vanity wash hand basin with chrome taps with cupboards under and shaver point over, panelled bath with chrome taps, fitted shower enclosure with Aqualisa thermostatic shower, part tiled walls, extractor fan.

BEDROOM TWO (rear): 4.5m x 3.3m (14'10" x 10'9"); with coved cornicing, excellent views across open countryside towards Pendle Hill.

BEDROOM THREE (rear): 3.6 x 3.3m (11'9" x 10'9"); with coved cornicing and excellent views of open countryside.

BEDROOM FOUR (front): 4.6m x 2.4m (15'0" x 8'0"); with coved cornicing, television point.

BATHROOM: With 4-piece white suite comprising low suite w.c. with push button flush, pedestal wash hand basin with chrome mixer tap, panelled bath with chrome mixer tap, corner shower enclosure with fitted Aqualisa thermostatic shower, extractor fan, shaver point, part tiled walls







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**OUTSIDE:** To the front of the property is a front lawn with planted borders, block paved double driveway providing parking for 2 cars side by side leading to double garage 17'6" x 16'2" with 2 up and over doors, personal door to side, wall mounted central heating boiler, power and light. Access along the side of the house leading to attractive landscaped enclosed rear garden with Indian stone flagged patio area and retractable sun canopy, lawn with planted borders side boundary fencing, rear boundary hedge. Timber shed to side of house. The rear garden overlooks open countryside with views towards Pendle Hill.

**HEATING:** Gas fired hot water central heating system complemented by sealed unit double glazing in PVC frames.

**SERVICES:** Mains water, electricity, gas and drainage are connected.

**VIEWING:** By appointment with our office.

The energy performance rating for this property is C

**Note:** There is an annual service charge for Brockhall Village to cover manned security gates and common areas. The charge for this property is approximately £569 per annum

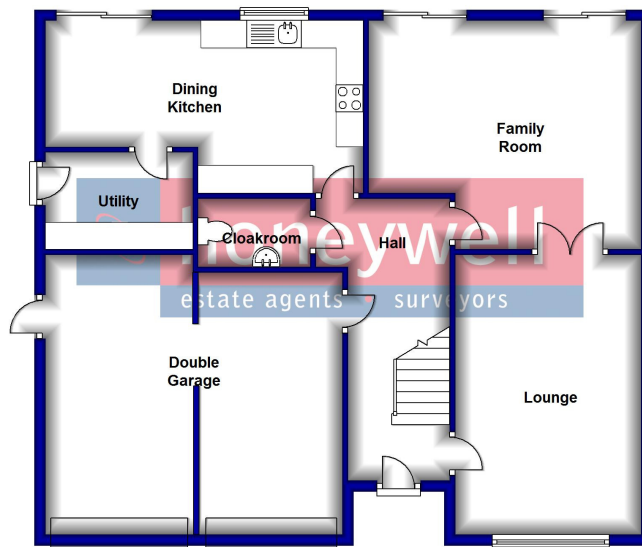


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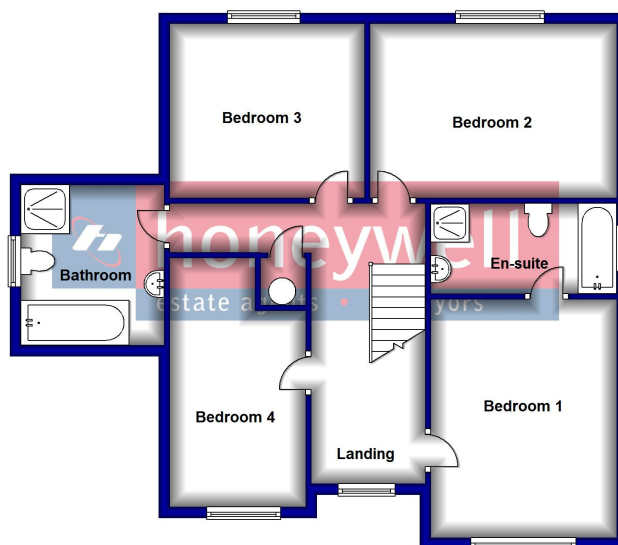
*23 Gleneagles Drive, Brockhall Village  
CD/ST/19/05/14*



## Ground Floor



## First Floor



For identification purposes only - Not to scale  
Plan produced using The Mobile Agent.

23 Gleneagles Drive, Brockhall Village

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