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SELECT

# 16 The Woodlands, Brockhall Village

Impressive executive detached home

£549,000



- 5 bedrooms, 2 en-suites
- 3 receptions, breakfast kitchen
- No chain

- Large south facing rear garden
- Double garage, large driveway
- 210 m<sup>2</sup> (2,252 sq ft) approx.

Clitheroe

Tel 01200 426041

Barrowford

Tel 01282 698200

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# 16 THE WOODLANDS BROCKHALL VILLAGE

A spacious imposing detached house situated at the end of a cul-de-sac and set on a large plot with a long driveway and an extensive south facing rear garden. This family home offers a good-sized entrance hallway, three reception rooms and a kitchen with breakfast room. The first floor comprises five bedrooms, two en-suites and 5-piece bathroom.

The Woodlands is an attractive cul-de-sac within Brockhall Village. The houses are nicely spaced with mature trees. Brockhall Village benefits from security gates at the entrance and enjoys good road links to Clitheroe, Whalley, Blackburn and the M6 motorway.

The property is being offered for sale without chain delay and would suit most families.

**LOCATION:** Travelling along the A59 from Clitheroe towards Copster Green, immediately after the Petre roundabout turn right at Northcote Manor. Continue along Northcote Road to the T-junction and then turn right. After approximately 500 yards turn left into Brockhall Village and once through the security gates continue straight on at the roundabout and then turn first right into The Woodlands.

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

**ENTRANCE:** Through recently installed PVC front door into:

**SPACIOUS HALLWAY:** With coved cornicing, corner staircase off to the first floor with spindles and balustrade, BT telephone point, alarm control panel and double doors to the lounge.

**CLOAKROOM:** With 2-piece suite comprising low suite w.c. and pedestal washbasin with tiled splashback, extractor.



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**SITTINGROOM:** 3.9m x 3.4m (12'10" x 11'2"); with television point and coved cornicing.

**LOUNGE:** 6.4m x 3.9m (20'11" x 12'10"); with coved cornicing, wall light points, feature brick fireplace and chimney breast housing electric fire set on marble hearth, windows to each side and double doors leading to the dining room.

**DINING ROOM:** 4.2m x 3.9m (13'9" x 12'10"); with coved cornicing, window to side elevation and patio doors to the rear overlooking the garden.

**KITCHEN:** 3.6m x 4.5m (11'9" x 14'10"); extensive range of limed oak fitted wall and base units with complementary laminate working surfaces and tiled splashback with under unit lighting, integrated 4-ring gas hob with extractor over, Neff double oven, one and half bowl single drainer sink unit with mixer tap and separate water filter tap, wine rack, integrated dishwasher, integrated freezer, central island unit housing integrated fridge, tiled floor. Open to:

**BREAKFAST ROOM:** 2.8m x 2.7m (9'3" x 8'9"); with coved cornicing, tiled floor and PVC patio doors to the rear garden.

**UTILITY ROOM:** 2.6m x 1.6m (8'6" x 5'2"); fitted range of wall and base units with complementary laminate working surface, stainless steel single drainer sink unit, plumbing for washing machine, integrated Bosch microwave, tiled floor and door to side access.

**FIRST FLOOR:**

**SPACIOUS LANDING:** With spindles and balustrade, coved cornicing, window to the front elevation, airing cupboard housing hot water cylinder, loft access via drop-down ladder leading to partly boarded loft.



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**BEDROOM ONE:** 4.3m x (14'2" x 12'11"); with coved cornicing, television point.

**EN-SUITE:** With 5-piece suite comprising bidet, pedestal washbasin, w.c., corner bath and fitted shower enclosure with Aqualisa thermostatic shower, part-tiled walls, recessed spotlighting and extractor.

**BEDROOM TWO:** 3.9m x 3.8m (12'10" x 12'7"); with coved cornicing.

**EN-SUITE SHOWER ROOM:** With 3-piece suite comprising pedestal washbasin, low suite w.c. and fitted shower enclosure with Aqualisa thermostatic shower, part-tiled walls, extractor fan and shaver point.

**BEDROOM THREE:** 3.9m x 2.9m (12'9" x 9'7").

**BEDROOM FOUR:** 3.0m x 3.8m max (9'9" x 12'7" max); with built-in wardrobe and coved cornicing, cupboards over the bed.

**BEDROOM FIVE:** 3.4m x 2.8m (11'2" x 9'3"); with coved cornicing.

**BATHROOM:** With 5-piece suite comprising low suite w.c., bidet, pedestal washbasin, oval shaped bath with shower tap fitment and fitted shower enclosure with Aqualisa thermostatic shower, heated ladder style towel rail, recessed spotlighting, extractor fan, part-tiled walls.

**OUTSIDE:** To the front of the property is a large red brick blocked paved driveway providing parking for 7-8 cars. Front lawn with planting borders and outside lighting. Double attached GARAGE 5.2m x 5.7m (16'11" x 18'7") with 2 single up-and-over doors, power and light, personal door to rear. Newly installed wall-mounted Vaillant central heating boiler. Access along the side of the house leading to substantial south-facing rear garden with large paved patio area. Good-sized lawn with surrounding mature borders with evergreen trees and mature trees. Timber summer-house. Timber boundary fencing.

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

**HEATING:** Gas fired hot water central heating complemented with Vaillant boiler installed in 2017 complemented by PVC double glazing.

We are informed by the owner that the property is freehold.

**SERVICE CHARGE:** A service charge is payable to Brockhall Village to cover the cost of the security gates and common areas. This is around £500 per annum.

**COUNCIL TAX BAND G.**

**EPC:** The energy efficiency rating for this property is C.

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



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For identification purposes only - Not to scale  
 Plan produced using PlanUp.

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*16 The Woodlands, Brockhall Village, BB6 8BH CD/SMR/111217*

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