

22 BROWGATE
SAWLEY
BB7 4NB

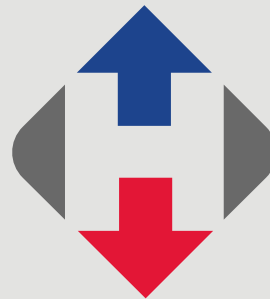
£375,000



- Modern detached house
- 4 bedrooms, 2 bathrooms
- Sun lounge to rear
- Gardens & double garage
- Lounge & study area
- Large open plan kitchen
- Prime village location
- 127 m2 (1,361 sq ft) approx.

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A modern detached house situated on this cul-de-sac within the popular village of Sawley which offers good access to the A59, Clitheroe and Bowland High School.



This family house comprises four bedrooms with en-suite to the master, a large lounge with bay window, an open plan dining kitchen, sun lounge and study area.

Externally there is a large drive, double garage and private rear garden. Other benefits include gas central heating, PVC double glazing, fully tiled bathroom, fitted wardrobes and alarm system. Viewing is recommended.

LOCATION: Travelling along the A59 from Chatburn towards Sawley turn left into Sawley and then take the first turning on the left into Browgate.

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

ENTRANCE HALL: Through PVC front door with covered corning, alarm control panel, corner staircase off to first floor with spindles and balustrade and understairs storage cupboard. Open to:

STUDY AREA: 2.3m x 2.1m (7'7" x 6'9"); with BT telephone point and covered corning.

CLOAKROOM: Modern 2-piece white suite comprising low suite w.c with push button flush, wall-hung wash handbasin with chrome mixer tap, fully tiled walls, tiled floor and chrome heated ladder style towel rail.

LOUNGE: 4.9m + the bay x 3.6m (16' + the bay x 11'9"); with covered corning, feature 'Living Flame' coal effect gas fire with stone effect

surround and marble hearth, square bay window, television point and half-glazed double doors to dining area.

OPEN PLAN DINING KITCHEN: 7.7m x 3.4m narrowing to 2.6m (25'7" x 11' narrowing to 8'8"); with a fitted range of cream gloss wall and base units with complementary black granite work surface and splashback, one and a half bowl stainless steel sink unit with mixer tap and drainer carved into granite work surface, integrated stainless steel double oven, microwave, stainless steel 4-ring gas hob with curved glass and stainless steel extractor canopy over, integrated fridge freezer and dishwasher, tiled floor, covered corning, recessed spotlighting and dining area with covered corning and patio doors to:

SUN LOUNGE: 3.2m x 2.9m (10'5" x 9'7"); with PVC windows and French doors opening onto rear garden, solid roof with ceiling fan and wall-lights.





FIRST FLOOR:

LANDING: With loft access and coved cornicing.

BEDROOM ONE: 4.1m x 3.3m narrowing to 2.7m (13'7" x 10'9" narrowing to 8'10"); with coved cornicing, BT telephone point and television point.

EN-SUITE SHOWER ROOM: Modern 3-piece white suite comprising low suite w.c with push button flush, vanity wash handbasin with chrome mixer tap and storage cupboards under, fitted shower enclosure with fixed head thermostatic shower, chrome heated ladder style towel rail, tiled floor, fully tiled walls, extractor fan, shaver point and storage cupboard.

BEDROOM TWO: 3.6m x 3.0m + the wardrobes (11'11" x 9'9" + the wardrobes); with coved cornicing, television point and built-in double wardrobe.

BEDROOM THREE: 2.9m x 2.7m (9'8" x 9'); with television point and coved cornicing.

BEDROOM FOUR: 3.4m x 2.3m (11'3" x 7'5"); with television point and coved cornicing.

BATHROOM: With 3-piece modern white suite comprising low suite w.c. with push button flush, pedestal wash handbasin with chrome mixer tap, panelled bath with multi-jet thermostatic shower over, glass shower screen, chrome heated ladder style towel rail, fully tiled walls, tiled floor and extractor.

OUTSIDE: To the front of the property is lawned gardens, block paved, side driveway providing parking for five/six cars leading to detached double GARAGE 5.1m x 4.9m (16'8" x 16'1"), with electrically operated up-and-over door, power and light and personal door to side. Enclosed rear garden with Indian stone paved pathways, lawn, circular patio, cold water tap and boundary fencing.

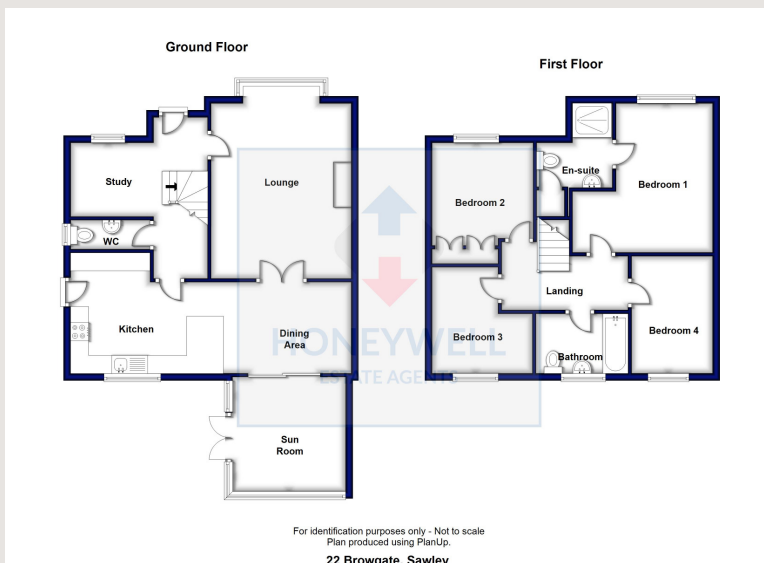
HEATING: Gas fired hot water central heating system complemented by sealed unit double glazing in PVC frames.

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

COUNCIL TAX BAND F.

EPC: The energy efficiency rating for this property is D.





22 Browgate, Sawley BB7 4NB
CD/ZR/300518

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