



Honeywell
SELECT

Markhor, Eaves Hall Lane, West Bradford

Detached true bungalow set on a large plot
£679,950



- Stunning open-plan dining kitchen
- 5 bedrooms, 2 bathrooms
- Lounge with open fireplace
- Private plot close to woodland
- Ample parking and turning
- 201 m2 (2,163 sq ft) approx.

Clitheroe

Tel 01200 426041

Barrowford

Tel 01282 698200

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Markhor, Eaves Hall Lane West Bradford

A large detached true bungalow which is sat on a large private plot close to open woodland located off Eaves Hall Lane. This spacious property offers modern living to suit all families with a large lounge with open fire and parquet floor, a stunning open-plan living dining kitchen with island unit and French doors overlooking the large garden. A central hallway leads to all five bedrooms, the master bedroom has French doors opening out to a courtyard along with a dressing room and en-suite. Three of the other four bedrooms have modern ranges of fitted furniture. Markhor offers a large plot with ample parking and turning and large private garden area adjoining open woodland.

Eaves Hall Lane is conveniently situated on the edge of West Bradford and is within walking distance of the 3 Millstones Inn. Waddington and West Bradford primary school is close by and Clitheroe is only a short drive away. This location also offers great access to the beautiful Ribble Valley countryside.

LOCATION: Entering West Bradford from the Clitheroe direction proceed straight on to the T-junction and turn left. After passing the '3 Millstones' on the left follow the road round the right hand bend and left hand bend, then turn right into Eaves Hall Lane. Proceed straight on up the hill for 500 yards and Markhor is situated on the right hand side.

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

ENTRANCE HALLWAY: Through PVC front door with glazed side panels, varnished wooden floorboards, cloaks storage cupboard and loft access with loft ladder leading to a large storage area.

LOUNGE: 5.7m x 4.7m (18'9" x 15'4"); with window overlooking the large rear garden, coved cornicing, open fire with stone hearth and surround, solid wood parquet flooring and patio door leading to:

LEAN-TO: 6.0m x 2.5m (19'9" x 8'4"); with a wooden double glazed construction with door opening onto rear garden.



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LARGE L-SHAPED OPEN-PLAN LIVING DINING KITCHEN: 5.0m x 3.6m plus 4.4m x 3.8m (22'7" x 11'3" and 14'4" x 12'4");

Dining area and living area: With Karndean flooring, feature lighting, double doors from the lounge and glazed French doors opening onto rear garden.

Kitchen area: With a modern fitted range of grey matt wall and base units with a dark grey work surface and splashback, one bowl single drainer sink unit with mixer tap, 2 integrated Neff fan ovens – 1 with a plate warmer, central island unit with Neff 5-ring induction hob, integrated dishwasher, Velux window, recessed spotlighting and extractor fan.

UTILITY ROOM: 3.6m x 2.4m (11'9" x 7'9"); with a fitted range of laminate wall and base units and single drainer sink unit with mixer tap, plumbing for a washing machine, space for a tumble dryer and freezer, stable door leading to courtyard and wall-mounted Worcester combination central heating boiler (installed in 2020).

BEDROOM ONE: 5.4m x 3.2m (17'9" x 10'4"); with glazed French doors opening onto courtyard.

DRESSING ROOM: 2.8m x 1.7m (9'3" x 5'8") with window to front elevation.

EN-SUITE SHOWER ROOM: With a modern 3-piece suite comprising low suite w.c. with push button flush, wall-hung vanity wash-hand basin with storage drawers under and chrome mixer tap, large walk-in shower with fixed glass panel with fitted thermostatic shower with fixed showerhead and separate hand-held showerhead. Recessed spotlighting, tall heated ladder style towel rail, fully tiled walls and tiled floor.

BEDROOM TWO: 4.6m x 3.6m (15'1" x 11'9"); with windows to front and side elevation, an extensive range of fitted wardrobes with storage cupboards, bedside cabinets and dressing table with drawers.

BEDROOM THREE: 4.1m x 3.6m (13'6" x 11'9"); with an extensive range of fitted wardrobes, storage cupboards, bedside cabinets and dressing table.



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BEDROOM FOUR: 3.3m x 3.2m (10'8" x 10'7"); with an extensive range of fitted wardrobes, drawers and storage cupboards.

BEDROOM FIVE: 3.5m x 3.4m (11'4" x 11'3").

BATHROOM: With a modern 4-piece white suite comprising low suite w.c. with push button flush, wall-hung vanity wash-hand basin with chrome mixer tap with storage under and vanity mirror over, panelled bath with shower tap fitment and large walk-in shower with fixed glass panel, fitted thermostatic shower with fixed showerhead and separate handheld showerhead. Tall heated ladder style towel rail, recessed spotlighting, fully tiled walls and tiled floor.

OUTSIDE: The property has a large tarmacadam driveway providing ample parking and turning. The property is sat on a large plot with large lawned gardens to the side and rear with timber storage shed. The rear garden has boundary hedging and adjoins an open woodland. Situated to the opposite side of the property is an enclosed courtyard area with access from the master bedroom.

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

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

COUNCIL TAX BAND: G

EPC: The energy efficiency rating of the property is D.

TENURE: Freehold.

VIEWING: By appointment with our office.

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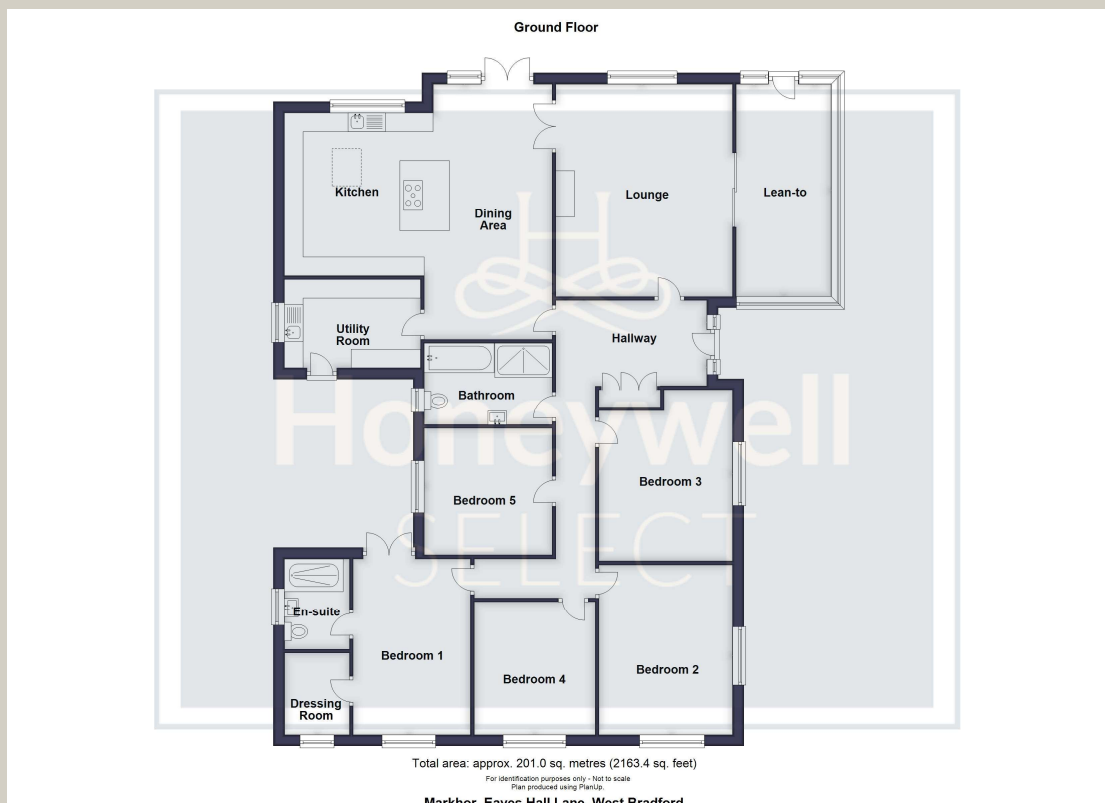
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