



Honeywell
SELECT

11 Elm Tree Grove, Brockhall Village

Spacious modern detached family house
£525,000



- Lounge & dining room
- Dining kitchen, conservatory & utility
- Superb games room
- 4 double bedrooms
- Outlooks across the training ground
- 3 bathrooms & cloakroom
- 223 m² (2,405 sq ft) approx.

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11 Elm Tree Grove Brockhall Village

A well-presented spacious modern detached house situated on a cul-de-sac with open outlooks across the Blackburn Rovers training ground with Pendle Hill in the distance. The house offers bright accommodation arranged across two floors with a hallway, lounge with feature fireplace and double doors opening into the formal dining room, which has patio doors leading into the conservatory. There is a dining kitchen with French doors, 2-piece cloakroom, utility room and part of the garage has been converted into a fabulous games or fitness room. Upstairs there are four double bedrooms, the master has a dressing area with fitted wardrobes and en-suite shower room. Bedrooms two and three share a Jack and Jill bathroom, there is a fourth double bedrooms and a 4-piece bathroom with spa bath.

Externally there is a double driveway, the front portion of the garage offers great storage, plus there is a landscaped rear garden with lawn, Indian stone paving and decked patio. The rear garden adjoins Blackburn Rovers training ground providing a lovely open outlook with a great view of Pendle Hill in the distance.

Brockhall Village is a sought-after development which offers great access to the A59, Whalley, Blackburn and is 10 miles from the M6 motorway. The development has manned security barriers at the entrance, there is a gym, coffee shop, children's day nursery and the Black Bull at Old Langho is within walking distance.

LOCATION: On entering Brockhall Village continue straight on at the security barriers and turn left at the mini roundabout into The Drive. Proceed to the end and turn left into Highwoods Park and then first left into Elm Tree Grove. The house can be found on the left.

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

ENTRANCE HALL: Through front door with coved cornicing, recessed spotlighting, corner staircase off to first floor with spindles and balustrade and modern laminate flooring.

CLOAKROOM: With a 2-piece suite in white comprising a low suite w.c., pedestal wash-hand basin with chrome taps, tiled splashback, recessed spotlighting, extractor fan and attractive wood effect laminate flooring.

LOUNGE: 4.0m x 6.4m (13'1" x 20'11"); with coved cornicing, television point, feature fireplace housing 'Living Flame' coal effect gas fire with attractive surround and marble hearth, wood effect laminate flooring and double doors to dining room.



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DINING ROOM: 3.0m x 4.8m (9'9" x 15'7"); with coved cornicing, wood effect laminate flooring and patio doors to conservatory.

CONSERVATORY: 2.3m x 3.5m (7'7" x 11'6"); a white UPVC construction with tiled floor and French doors opening onto rear garden.

KITCHEN: 5.8m x 3.7m (18'11" x 12'0"); with a fitted range of grey Shaker style wall and base units with complementary laminate work surface, tiled splashback with under unit lighting, stainless steel single drainer sink unit with mixer tap, integrated Stoves double electric oven, 4-ring stainless steel gas hob with curved glass and stainless steel extractor canopy over, integrated fridge-freezer and dishwasher, wine rack, recessed spotlighting, tiled floor, dining area with tiled floor, television point and PVC French doors opening onto rear garden.

UTILITY ROOM: 2.2m x 2.9m (7'3" x 9'7"); with a range of grey Shaker style base cupboards with laminate work surface, stainless steel sink unit with mixer tap and tiled splashback, plumbing for a washing machine, space for a tumble dryer, cloaks storage cupboard, door leading to rear garden and door to games/fitness room.

GAMES/FITNESS ROOM: 5.1m x 4.0m (16'7" x 13'0"); with recessed spotlighting, laminate flooring and television point.

FIRST FLOOR:

LANDING: With loft access, coved cornicing, recessed spotlighting and storage cupboard housing Worcester combination central heating boiler (installed in 2021).

BEDROOM ONE: 3.4m x 5.6m (11'2" x 18'6"); spacious bedroom with television point and step up to:

DRESSING AREA: 2.4m x 2.8m (7'11" x 9'4"); with an extensive range of fitted wardrobes and recessed spotlighting.

EN-SUITE SHOWER ROOM: With a 4-piece suite in white comprising a low suite w.c., two vanity wash-hand basins with chrome taps and storage cupboards under with large vanity mirror over and fitted shower enclosure with fitted shower. Part-tiled walls, heated towel rail and luxury vinyl tile flooring.



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BEDROOM TWO: 4.0m x 4.7m (13'2" x 15'7"); with television point and a range of wall-to-wall fitted wardrobes.

JACK AND JILL BATHROOM: Situated in between Bedroom Two and Three with a 3-piece suite comprising a low suite w.c., vanity wash-hand basin with chrome taps and storage under, corner shower enclosure with fitted shower, part-tiled walls, chrome heated ladder style towel rail, luxury vinyl tile flooring, extractor fan and recessed spotlighting.

BEDROOM THREE: 2.9m x 3.8m (9'5" x 12'6"); with attractive views across Blackburn Rovers training ground with Pendle Hill in the distance.

BEDROOM FOUR: 3.4m x 3.4m (11'1" x 11'3"); with attractive views across Blackburn Rovers training ground with Pendle Hill in the distance.

BATHROOM: With a 4-piece suite in white comprising a low suite w.c., pedestal wash-hand basin with chrome taps, spa bath with chrome taps and corner shower enclosure with fitted shower, part-tiled walls, extractor fan and luxury vinyl tile wood effect flooring.

OUTSIDE: The property has a lawned garden with planting borders and trees to the front. A double driveway provides parking for 2 cars side-by-side. The front portion of the original double garage has two up-and-over doors and is ideal for storage. There is access along the side of the house leading to an enclosed landscaped rear garden which is laid to lawn with grey Indian stone paved pathways and patio area with steps up to a raised decked patio. There are well stocked planting borders with shrubs and plants, rear boundary hedging, cold tap and outside light. The rear boundary adjoins Blackburn Rovers training ground with excellent outlooks and views towards Pendle Hill in the distance.

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

HEATING: Gas central heating complemented by PVC double glazing. The Worcester combination boiler was installed in 2021, at which time all the radiators were also replaced.

COUNCIL TAX BAND: F

TENURE: Freehold.

SERVICE CHARGE: Brockhall Village has a service charge which is £750 per year. This charge includes maintenance of common areas on Brockhall Village and the manned security gates.

VIEWING: By appointment with our office.

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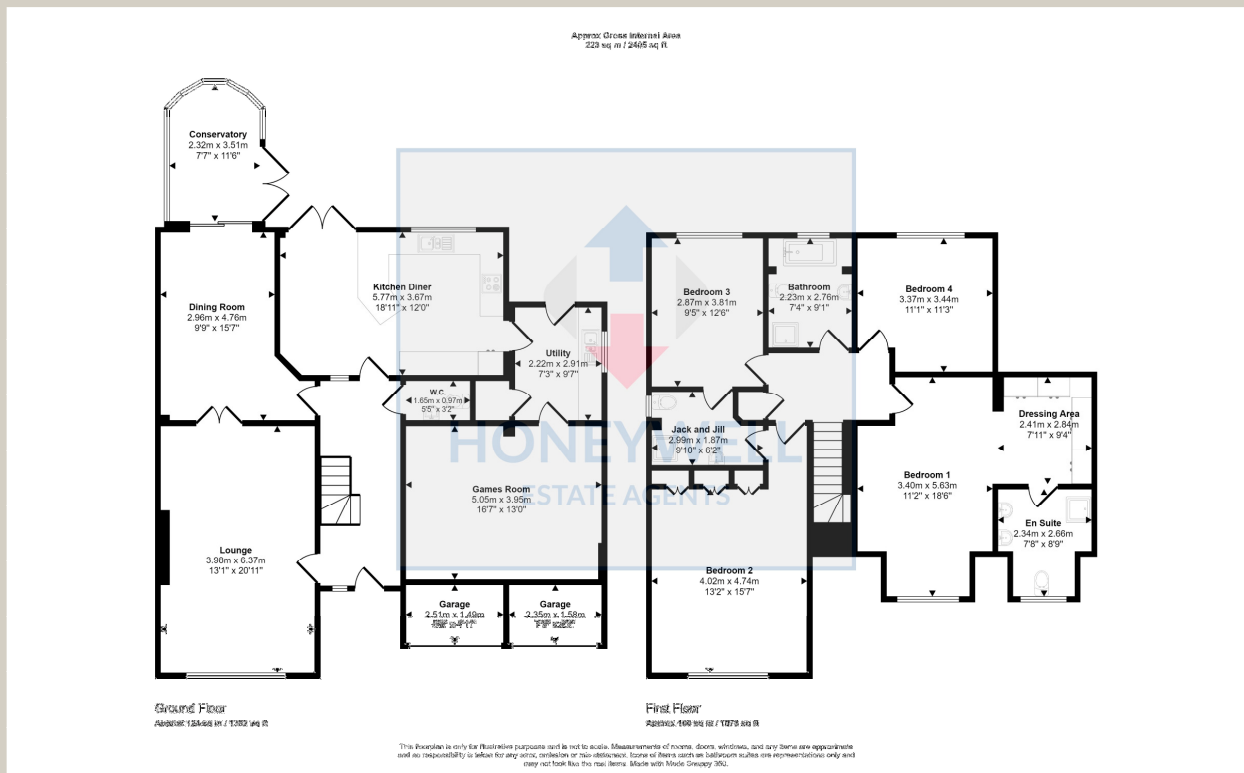
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