

14 LONG MEADOW
MELLOR BROOK
BB2 7NX

£345,000



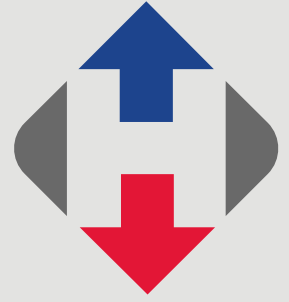
Awaiting photo

- Spacious modern detached home
- Excellent-sized plot, drive & garage
- 4 bedrooms, master en-suite
- Stunning open-plan dining kitchen
- Quiet cul-de-sac location
- Rear garden with westerly aspect
- Gas CH & UPVC double glazing
- 112 m2 (1,206 sq ft) approx. plus garage

honeywell.co.uk

Situated on a quiet cul-de-sac of similar detached properties, this family home has been recently upgraded by the current owners and now offers a modern layout and style on a large plot.

The property enjoys an entrance porch, large lounge, a stunning open-plan dining kitchen with patio doors onto the excellent-sized lawned rear garden and a useful utility/cloakroom. On the first floor are four bedrooms, the master with a superb en-suite shower room, and a 3-piece house bathroom with shower.



The property also benefits from off-road parking and an integral garage.

LOCATION: From the roundabout at the A59 take the first exit towards Mellor Brook. Take the first exit at the roundabout and then the third exit at the next roundabout onto Branch Road. Follow the road up the hill. Long Meadow is on the right hand side.

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

ENTRANCE PORCH: With a composite external door and UPVC side window, laminate wood effect flooring, electric wall-mounted heater and integral door to garage.

LOUNGE: 3.9m x 5.1m (12'10" x 16'7"); with a 'Living Flame' gas fire in a feature surround, television point and telephone point.

INNER HALLWAY: With staircase to the first floor landing, built-in storage cupboard and laminate wood effect flooring.

UTILITY/CLOAKROOM: With a low level w.c., sink unit, plumbed and drained for an automatic washing machine, space for a tumble dryer, base level storage cupboards and tiled flooring.

DINING KITCHEN:

Kitchen Area: 3.4m x 3.6m (11'1" x 11'8"); with a range of modern fitted base and matching wall storage cupboards in white with contrasting work surfaces, Belling double oven and grill with a 5-ring gas hob with extractor hood over, part-tiled walls, low voltage lighting, laminate wood effect flooring, built-in dishwasher, space for an American style fridge-freezer and one-and-a-half bowl sink unit with mixer tap. Open to:

DINING AREA: 3.2m x 2.7m (10'6" x 8'10"); with television point and UPVC patio doors to the rear garden.

FIRST FLOOR:

LANDING: With attic access point.

BEDROOM ONE: 3.9m x 3.6m (12'9" x 11'11"); with built-in wardrobes.

EN-SUITE SHOWER ROOM: Modern 3-piece suite with concealed low level w.c., vanity wash-hand basin and walk-in shower enclosure with plumbed rainfall shower and separate mixer shower, low voltage lighting and extractor fan.





BEDROOM TWO: 3.9m x 3.6m (12'10" x 11'10"); with fitted wardrobes to 2 walls, built-in shelving and television point.

BEDROOM THREE: 2.7m x 2.4m (8'10" x 8'0").

BEDROOM FOUR: 2.6m x 2.3m (8'7" x 7'7").

HOUSE BATHROOM: 3-piece suite in white comprising a low level w.c., pedestal wash-hand basin and a panelled bath with shower mixer tap, vanity curtain and rail, fully tiled walls, tiled flooring, extractor fan and low voltage lighting.

OUTSIDE: To the front of the property is a lawned garden with shrubs and hedgerow boundaries. A driveway provides off-road parking for 2 cars leading to the INTEGRAL GARAGE measuring 2.7m x 5.2m (8'8" x 17'2") with up-and-over door, power and light. Pathways lead around both sides of the property to an excellent-sized rear garden, the majority of which is laid to lawn with 2 separate Indian stone flagged patio areas, flowerbeds surrounding, timber shed and external water point.

HEATING: Gas fired hot water central heating system complemented by double glazed windows in UPVC frames throughout.



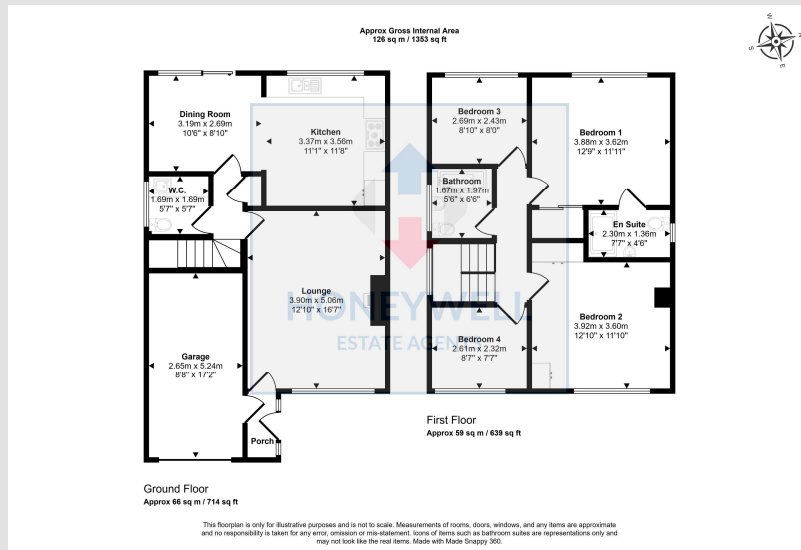
SERVICES: Mains water, electricity, gas and drainage are connected.

COUNCIL TAX BAND E.

VIEWING: By appointment with our office.

SELLING YOUR OWN HOUSE? We will be happy to provide free valuation and marketing advice, without obligation - please ask for details.





14 Long Meadow, Mellor Brook, BB2 7NX
MJ/CJ/061224

Selling Your House? We will be happy to provide free valuation and marketing advice, without obligation - please ask for details

1 Castlegate, Clitheroe. BB7 1AZ
T: 01200 426041 E: houses@honeywell.co.uk

HoneywellEstateAgents

HoneywellAgents



honeywell.co.uk

Please note: These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of Honeywell Estate Agents Ltd has any authority to make any representation or warranty whatsoever in relation to the property. Photographs are reproduced for general information and do not imply that any item is included for sale with the property.