



Heathfield Park, Blackburn

****EXCEPTIONAL DETACHED ABODE IN SOUGHT AFTER LOCATION WITH SPECTACULAR VIEWS AND STUNNING INTERIOR****

This beautiful, four bedroom detached property is proudly introduced to the market in a highly sought after area of Blackburn. Situated within close proximity to well regarded schools, amenities and motorway links, the property is the perfect home for a couple wanting to up-size or a family. Having been exceptionally renovated with high quality fixtures and fittings, the property is a credit to its current occupants and must be viewed to be fully appreciated.

- Stunning Detached Property
- Contemporary Fitted Kitchen
- Extensive Wrap Around Gardens
- Four Bedrooms
- Ensuite to Master
- Spacious Reception Room
- Conservatory
- High Quality Fixtures and Fittings
- Sought After Location

Offers in the region of £390,000

Heathfield Park, Blackburn

Ground Floor

Porch

6'6" x 4'0" (2.00 x 1.22)

UPVC double glazed window, ceiling light fitting, tiled flooring.

Hallway

17'7" x 4'0" (5.38 x 1.23)

UPVC double glazed double doors into the welcoming hallway with doors leading to the reception room, kitchen and downstairs WC, central heating radiator, ceiling spotlights, carpet flooring, stairs to the first floor.

Reception Room

19'8" x 11'6" (6.01 x 3.52)

UPVC French doors to the front garden, central heating radiator, feature gas fireplace with marble hearth and surround, ceiling spotlights, television point, UPVC double glazed double doors to the conservatory, carpet flooring.

Kitchen

20'3" x 10'5" (6.18 x 3.20)

UPVC double glazed window, range of contemporary wooden wall and base units with granite work surfaces, inset composite sink and drainer with kitchen sink mixer stainless steel pullout spray tap, island with granite surface and integrated five ring gas hob and extractor hood, three integrated electric ovens, central heating radiator, ceiling spotlights, television point, tiled flooring, access to utility room, UPVC French doors to the rear.

Utility Room

8'6" x 6'11" (2.60 x 2.11)

UPVC double glazed window, wooden wall and base units with granite worktops, bar sink with stainless steel tap, integrated four ring gas hob and extractor hood, mosaic tile splashbacks, tile flooring, door to the rear and garage.

WC

5'4" x 3'0" (1.63 x 0.93)

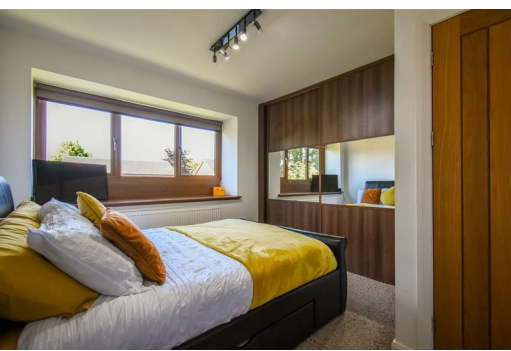
UPVC double glazed window, close couple dual flush WC, full pedestal wash basin with mixer tap, part tiled elevation, ceiling light fitting, tile flooring.

Conservatory

14'3" x 9'11" (4.36 x 3.04)

UPVC double glazed windows, ceiling light fitting, tile effect flooring, access to rear through patio doors.

First Floor



Landing

18'3" x 2'6" (5.58 x 0.78)

UPVC double glazed window, central heating radiator, ceiling light fitting, ceiling spotlights, doors to the four bedrooms and bathroom, loft hatch, carpet flooring.

Bedroom One

11'5" x 10'7" (3.48 x 3.23)

UPVC double glazed window, central heating radiator, ceiling light fittings, fitted wardrobes, television point, carpet flooring, access to en-suite.

En-Suite

8'11" x 4'9" (2.74 x 1.46)

UPVC double glazed window, close couple dual flush WC, full pedestal wash basin with mixer tap, enclosed glass shower cubicle with mains feed overhead shower with rainfall effect shower head, fully tiled elevations, ceiling light fittings, central heating towel rail, tile flooring.

Bedroom Two

10'6" x 9'11" (3.22 x 3.03)

UPVC double glazed window, central heating radiator, ceiling light fitting, fitted wardrobes, carpet flooring.

Bedroom Three

11'1" x 9'8" (3.38 x 2.96)

UPVC double glazed window, central heating radiator, ceiling light fitting, television point, carpet flooring.

Bedroom Four

10'7" x 7'9" (3.23 x 2.37)

UPVC double glazed window, central heating radiator, ceiling light fitting, carpet flooring.

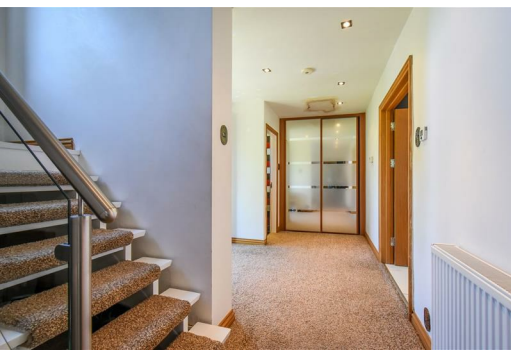
Bathroom

7'8" x 5'8" (2.35 x 1.73)

UPVC double glazed window, close couple dual flush WC, wood wall mounted vanity wash basin with mixer tap, panel bath with mains feed overhead shower, ceiling light fittings, central heating towel rail, tile flooring.

External

Extensive laid to lawn wrap around garden with paved patio area to the rear, driveway providing off road parking and access to the double garage.



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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<i>Not environmentally friendly - higher CO₂ emissions</i>		
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