



12 Torridon Close, Blackburn

£259,950 Freehold

Beautiful three bed detached house in Cherry Tree. Features stunning orangery, modern decor, spacious kitchen, ensuite bathrooms, low-maintenance garden with decking. integral garage, driveway, and block paving. Perfect for modern family living.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Situated in the highly sought-after area of Cherry Tree, this beautiful three-bedroom detached house epitomises modern family living at its finest. This immaculate property boasts a stunning orangery and a beautiful low-maintenance garden, providing a serene oasis to relax and unwind. Upon entering, you are greeted by a stylish interior with modern decor throughout, showcasing the meticulous care and attention that has gone into maintaining this home to an exceptional standard. The lounge with a fireplace as its focal point, creating a warm and inviting atmosphere perfect for cosy nights in. The spacious kitchen, featuring high-gloss finish units and integral appliances, ensures ample storage space while complementing the contemporary feel. This opens into the bright and airy orangery ideal for entertaining friends and family with patio doors offering views over the garden and Velux windows flooding the area with natural light. There is also an eye catching wall mounted gas fire ensuring this is a year-round space As you make your way through the property, you'll find the newly fitted ensuite and bathroom exude luxury, offering a touch of elegance to the property. Boasting two double bedrooms, including the master with ensuite, and one single bedroom, this property caters perfectly to the needs of a growing family.

Outside, the rear garden is a true retreat, complete with composite decking installed in 2023 and mature planting, providing the perfect setting for al fresco dining or simply enjoying the outdoors. The property also features driveway parking with block paving, a single integral garage with power and lighting, offering convenience and practicality for modern-day living. With newly installed fascias, soffits, and a downstairs WC, this home is not just aesthetically pleasing but also functional and well-equipped. Overall, this exceptional property combines comfort, style, and functionality, making it a true gem in a desirable location.



Vestibule

Carpet mat flooring, uPVC double glazed window and front door.

Lounge

Laminate flooring, gas fire with marble hearth and wood surround, stairs to first floor. Ceiling coving, uPVC double glazed window, panel radiator and TV point.

Kitchen

Range of fitted wall and base units with contrasting work surfaces with matching splash backs, sink and drainer, integral electric oven and induction hob, extractor fan, fridge freezer,

Orangery

Laminate flooring, Wall mounted gas fire, ceiling spots, patio doors into rear garden, Velux window x3, panel radiator.

WC

Two piece in white with vanity unit housing sink, LVT flooring, heated towel radiator, ceiling spots.

Landing

Carpet flooring, storage cupboard x 2 (one housing boiler) uPVC double glazed window, panel radiator.

Bedroom One

Double with carpet flooring, fitted wardrobes, uPVC double glazed window, panel radiator.

En-Suite

Three piece in white with shower enclosure with mains fed shower, vanity unit housing sink, tiled floor to ceiling, LVT flooring, ceiling spots, uPVC double glazed window, heated towel radiator.

Bedroom Two

Double with carpet flooring, uPVC double glazed window, panel radiator.

Bedroom Three

Single with carpet flooring, uPVC double glazed window, panel radiator.

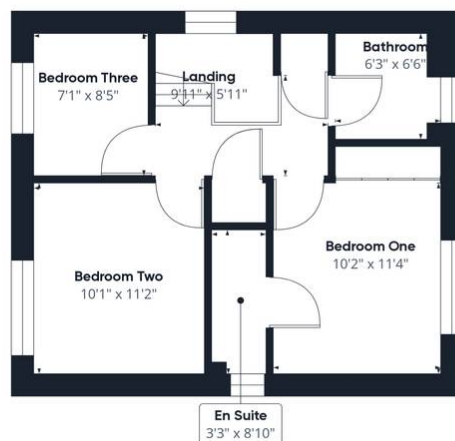
Bathroom

Three piece in white including walk in shower enclosure with mains fed shower, vanity unit housing sink. Tiled floor to ceiling, LTV flooring, uPVC double glazed window,, heated towel radiator.





Floor 0



Floor 1



Approximate total area⁽¹⁾
1189.08 ft²

Reduced headroom
29.08 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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