



1 Combine Road

Grimstargh

Offers in the Region of: £395,000



**Pendle Hill
Properties**



*1 Combine Road, Grimsargh
£395,000 Offers in the
Region of*

This modern, high spec, four bedroom detached family home in the picturesque village of Grimsargh briefly comprises a lounge, an open plan kitchen/dining space, family room, downstairs WC, main bedroom with ensuite, three double bedrooms, family bathroom, garage, parking for multiple vehicles and a stunning south facing garden.



LOUNGE

A well presented living space briefly comprises a large double-glazed window to the front aspect, stone effect laminate flooring, ceiling light point and radiator.

KITCHEN/DINING ROOM

A fully fitted kitchen with complimentary porcelain flooring boasts a range of base and wall mounted units, integrated AEG appliances including fridge freezer, dishwasher, washing machine, wine cooler, microwave and double steam ovens, Franke granite sink with mixer tap and drainer, laminate worktops, ceiling spotlights, kitchen island with 4 ring induction hob and overhead extractor.

A family living space comprises porcelain flooring, ceiling spotlights, a radiator and bi-folding doors leading onto a stunning garden to the rear.

DOWNSTAIRS WC

A downstairs WC briefly comprises porcelain flooring, low level WC, pedestal sink, ceiling light point and radiator.

BEDROOM ONE WITH EN-SUITE

A spacious double bedroom comprises fitted wardrobes, carpeted flooring, ceiling light point, radiator and a large double-glazed window to the front aspect.

A large en-suite comprises a walk-in shower cubicle with rainfall shower, low level WC, pedestal sink, a towel warmer, tiled flooring, ceiling spotlights, half tiled walls and a frosted window to the front.

BEDROOM TWO

A second double bedroom with double-glazed window overlooking the rear aspect briefly comprises carpeted flooring, a ceiling light point and a radiator.

BATHROOM

A large family bathroom boasts a bath with shower attachment, walk-in shower cubicle with rainfall shower, tiled flooring, ceiling spotlights, towel warmer, half-tiled walls, low-level WC, pedestal sink and frosted window to the rear.

BEDROOM THREE

Bedroom three briefly comprises fitted wardrobes, carpeted flooring, ceiling light point, radiator and a double-glazed window.

BEDROOM FOUR

Currently utilized as a reading room, bedroom four briefly comprises a double-glazed window to the rear, carpeted flooring, ceiling light point and a radiator.

EXTERNAL

To the front of the property is a garage with electricity and parking for multiple vehicles.

The rear of the property boasts a stunning, south facing, landscaped garden with a graphite porcelain flagged patio seating area, wooden arches leading to a second seating area at the top of the garden, turfed lawn areas and stone and plant borders with mood lighting.

ADDITIONAL INFORMATION

Tenure = Freehold

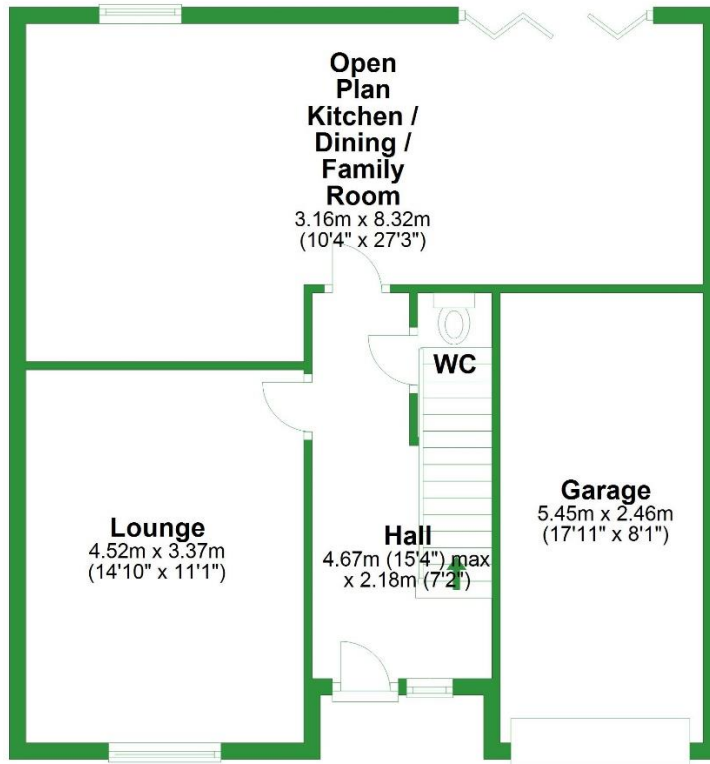
Council Tax Band = E

Maintenance fees apply – approx. £150 per year



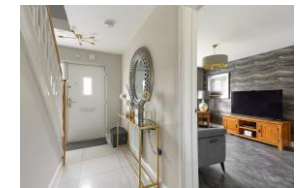
Ground Floor

Approx. 69.7 sq. metres (749.7 sq. feet)



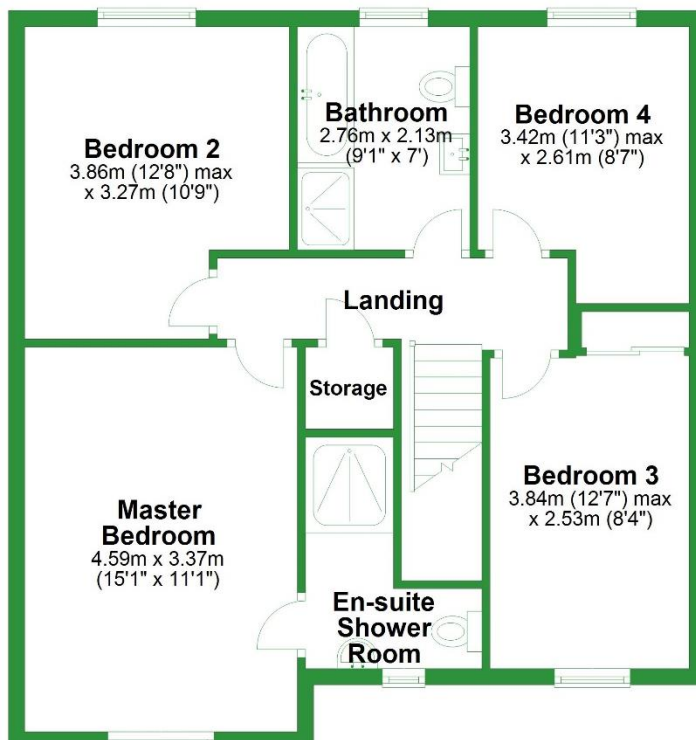
Total area: approx. 136.8 sq. metres (1472.9 sq. feet)

For illustrative purposes only. Not to scale. All sizes are approximate.
Plan produced using PlanUp.



First Floor

Approx. 67.2 sq. metres (723.2 sq. feet)



Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out nor the services, appliances, and fittings have been tested. Room sizes should not be relied upon for furnishing purposes and are an approximate. Floor plan measurements are for guidance only, and may not be to scale. Particulars included have been signed off by the vendor(s).



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Read: 154 Whalley Road Read BB12 7PN 01282 772048

Longridge: 74 Berry Lane Longridge PR3 3WH 01772 319421

e. info@pendlehillproperties.co.uk

w. www.pendlehillproperties.co.uk